



# NANTUCKET, MASSACHUSETTS **PARKS & RECREATION MASTER PLAN**

2020



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## ACKNOWLEDGEMENTS

We gratefully acknowledge the residents of the Town of Nantucket, town staff members, and the many individuals representing a variety of youth sports programs whose participation at various public meetings helped forge this master plan. Their ability to understand Nantucket's most critical athletic facility and recreational needs, create solutions that address those needs, and develop realistic strategies for implementing the actual improvements will help yield positive benefits to all future users as key parts of the master plan are implemented in the years to come. The recommendations and priorities established within this document address the needs of the Nantucket community and the needs of various other stakeholders who rely on town recreation facilities for use and enjoyment. Master plan recommendations are intended to be pragmatic and recognize that municipal governments like Nantucket must continue to provide a high level of service, even in times of financial uncertainty.

Parks and athletic facilities are an important asset to the sports and recreation community. This study intends to strike the right balance between renovation or new facilities by identifying and recommending facilities to meet the needs of the Town of Nantucket.

When implemented, the improvements identified within the study will provide enhanced opportunities for public use and enjoyment. Parks and athletic facilities will be more accessible and readily available to the town's sports leagues, recreational leagues, and residents of the town.

Thanks in particular to the residents of the Town of Nantucket particularly those who took the time for personal one-on-one interviews for the project and most notably Rob McNeil, Director of DPW, for their assistance in providing key background data and mapping for the individual properties and for their sage advice during the development of all aspects of this plan.

Thank you to the many residents and members of the Nantucket community who attended the public meetings and expressed their likes, dislikes, and wishes regarding the past, present, and future use of the various park and athletic facilities/properties. In addition, our appreciation goes out to the many representatives of other town departments for their critical advice and insight. The recommendations contained in this master plan represent our best professional judgment and expertise, tempered by the unique perspectives of each of the participants in the process.

The Weston & Sampson Design Team  
November 2020



## EXECUTIVE SUMMARY

Working on behalf of the Nantucket Department of Public Works, Weston & Sampson explored options for renovating existing and establishing additional athletic and recreation facilities at strategic locations throughout the town. The following study provides a comprehensive inventory and analysis of all existing conditions of the studied properties and a series of recommendations for improving or adding new facilities throughout the Island of Nantucket. We have looked specifically at the properties that the Town or County own, operate, and manage while considering the identification of open space properties under the jurisdiction of the town for potential facility developments.



A needs assessment has been prepared and is based on our examination of the physical conditions of all facilities and information gathered during a series of meetings with individuals, key user groups and stakeholders. As work progressed, the following became clear:

- There are insufficient quality playing venues to meet increasing demands of the Nantucket community. Refer to Appendix A – Study Facilities for field use data and the Needs Assessment section for more information.
- Due to heavy and often excessive use during all seasons of the year and during all types of weather, turf conditions are stressed at many locations.
- Poor playing conditions can demoralize users and increase the risk of injury.
- Town maintenance operations staff, which is hampered by their small numbers and lack of materials and equipment, wages an uphill battle in an effort to maintain the best conditions possible.
- Despite the limitations above, quality turf conditions have been achieved at several playing venues, including most notably Nobadeer Athletic Complex and Delta Fields.
- The lack of a clear, concise, and evenly enforced “Field Use Policy” places those responsible for field upkeep at a great disadvantage. Other communities in Massachusetts have adopted policies that have proven crucial to the maintenance of improved field/turf conditions by controlling use, particularly during poor weather. The addition of a synthetic turf field or fields have also alleviated this issue.
- Nantucket should adopt such a policy so that appropriate controls govern the use of the fields and allows for improved playing conditions to be achieved.
- Nantucket should look for opportunities to create new playing venues at alternate properties. As an example, undeveloped lands at Nobadeer Athletic Complex, Delta Fields and Tom Nevers Park are suitable for the development of new field footprints. Without new venues, improved playing conditions will never be attained.
- It is recommended that the town set aside funds to renovate existing facilities as new venues come on-line. Improvements can be accomplished through a traditional public design, bid and construct process or through other creative means that have potential cost benefits. These other means are described elsewhere in the document.
- The town should aggressively pursue other traditional state and federal funding sources in order to reduce the financial burden on residents and to match local funding authorizations.

Communities in Massachusetts have moved aggressively to expand their field-based playing venues due to dramatically increased rates of participation in traditional (baseball, football, soccer) and emerging (lacrosse, field hockey) sports and the expanding participation rate of women and girls in general. Nantucket sees expansion in the number of programs offered and the number of individuals participating.

There are high levels of risks involved with continuing to operate some of the facilities in their current condition. Many facilities exhibit safety issues that include compacted turf, worn resilient surfacing, uneven playing surfaces, sharp protrusions on fencing and trip hazards. It is important to protect our users, specifically children, but it is also important to protect the town from liability implications. Recent litigation has resulted in settlements of several hundred thousand dollars to injured athletes making use of public sports and recreation facilities.



*The images above identify un-safe turf conditions that put players at risk. Many leagues throughout the country are developing policies that prohibit play on unacceptable turf. The photo at top left is of Winter Park, Delta Fields, middle photo, and Tom Nevers Park, at right.*

The most important goal of this study is to help the town get to the point of maintaining and operating the safest possible playing facilities regardless of the level of play. Across the country, we are experiencing a heightened focus on athlete and child safety; this increased awareness has resulted in increased scrutiny of all potential contributors to injury. People using athletic fields, courts and playgrounds are inherently exposed to some risk of injury; however, the risk of head injuries is a major concern. Most concussions are the result of athlete-to-athlete collisions, but approximately 10-15% of concussions in sports are caused by head-to-surface contact. When a player falls on a field, the impact is absorbed by the playing surface and the player's body; the "harder" the surface, the greater the amount of impact that is absorbed by the player's body. This situation increases the probability that a fall will result in serious injury. Reduction or elimination of trip hazards and hard turf playing surfaces can greatly reduce the risk of injury. We support the premise that a properly constructed and properly maintained field can help reduce injury risk.

Here are some sobering facts, as outlined in a presentation by John C. Soroachan, PhD, Distinguished Professor, Turfgrass Science, University of Tennessee Institute of Agriculture:

- Nearly 60% of high school students in the United States participate in organized sports – Center for Disease Control and Prevention, 2002.
- Across high school sports, 250,000 concussions were reported in 2009 – National Research Council, 2013.
- 3.5 million children under age 14 receive medical treatment for sports-related injuries – Safe Kids, 2007.
- 50% of these injuries are preventable – Brenner, 2007; Safe Kids, 2007.

We invite you to review the larger document that follows and to actively participate in an endeavor to provide improved recreational and athletic opportunities to all residents of Nantucket.



## INTRODUCTION

The Town of Nantucket retained Weston & Sampson in the fall of 2018 to complete this comprehensive Recreation and Parks Master Plan. It is important to note that this study was related to outdoor recreational pursuits only, although some residents requested new indoor recreation facilities, these were not part of this study. The Town of Nantucket has funded the work to assess current field and park properties that provide critical outlets for outdoor athletic competition and recreational enjoyment for all residents (youths and adults) of the community.

It is important to note that outdoor recreation needs relate not just to the sports/athletic programs that make use of them, but also to less formal recreational pursuits by individuals not aligned with a specific organization, like the neighborhood kids who seek a pickup game of football, baseball, or soccer within a particular venue or the parents who would like to stroll in the park with their children or swim or sun at the beach. In addition, we must consider that recreation is multi-generational, and the final master plan will identify strategies for improving recreational opportunities for those of all ages.

As demand for available recreational resources increases, pressures mount to establish and maintain playing venues in good condition and to offer a sufficient number of facilities to support the desired level of use and provide gender equity. This master plan proposes preferred master plans at select study properties that, if implemented, can improve these conditions.



*The image above identifies an aerial view of the Delta Field. The vast majority of field playing venues that are controlled by the town typically receive extremely heavy use and the inevitable scheduling conflicts that occur between school athletic programs and community-based youth/recreational sports leagues.*

This master plan will serve as a guide for the future development of park and recreation properties, as well as a tool to secure funding from various private, Municipal, State, and Federal sources.

The specific scope of work undertaken by Weston & Sampson included:

- Compilation of base maps and plans suitable for the development of all conceptual design plans for each of the properties being considered.
- Record and report on all existing conditions at each property.
- Identify safety issues and site limitations, constraints, and opportunities for each property.
- Formulation of a town-wide field's user assessment to evaluate current use and identify needs.
- Compile needs assessment results and identify the most critical recreation needs.
- Engage the Nantucket sports community in a public dialogue to further establish and confirm needs, preferences, and priorities in relation to the future renovation and restoration of each property.

- Develop concept plans for select properties prepared specifically in response to community needs and preferences, and ultimately to be endorsed by both community participants and the Town representatives in the form of a “preferred” plan for each property.
- Establish budgets and phasing, funding, and implementation strategies for all desired property enhancements.
- Develop and reproduce the final, finished preferred master plan.

During the past several months, representatives of Weston & Sampson have developed conceptual and final “preferred” master plans for each of the designated field facility properties. The master plans were generated in response to the needs of the Town as expressed by various user groups and others in the Town Administration who are responsible for the programming and maintenance of the various sites. At the outset of the process and in conjunction with the master planning work, Weston & Sampson representatives frequently toured the properties to assess the existing conditions of all facilities, identifying current limitations, safety and maintenance issues and potential opportunities for providing improved facilities and improved user experience. Existing conditions assessments are included in the form of a series of photographs, plans and narrative descriptions contained later in this document.

The major points of the conceptual master plans for each property were presented to the public during four meetings from October of 2018 through August of 2019.



*The image above identifies an aerial view of the Island of Nantucket. The locations of the properties are indicated.*

In addition to identifying capital improvement priorities for each site, it is important to note that this recreation master planning document also identifies important considerations pertaining to the establishment of a fields use policy. If adopted, this field's use policy will help to:

- Clearly articulate when fields are available for use and when they are closed due to inclement weather, the need to “rest” turf or for other maintenance or refurbishment efforts.
- Reduce the pressure on those making the decisions to close or delay opening a field by having clearly defined expectations and protocol.
- Improve conditions at each playing field venue by eliminating play during poor weather. Poor weather use of fields can destroy in moments what has taken months to prepare for use and enjoyment.

It was clear that the desire of all participants in this process was to improve park and playing conditions for all users, sports groups and players at all locations so that competition could be held within venues that meet minimum organizational standards and that are safe, attractive and comfortable for both users and spectators. In short, there was a strong desire to establish playing venues that the town could take pride in. This report represents the culmination of the master planning process.

This report contains narrative and graphic depictions of the preferred master plans with descriptions of potential improvements, potential expansion scenarios and implementation strategies. In addition to identifying new and refurbished facilities that meet the needs of various programs and activities, there was an attempt to identify other important initiatives that might improve the overall performance of a property/facility including, improving turf conditions, improved parking, site access and circulation, and improved ancillary features and landscape qualities that establish the characteristics inherent to first-class park and athletic facility properties. Implementation of the improvements outlined in this master plan will require significant effort. The Funding Opportunities section of the report identifies potential granting agencies, non-profit entities and other sources of capital dollars or in-kind services that might help with refurbishment of one or more of the properties.

*It is important to note that a “master plan” is typically general and dynamic; and as such, the recommendations are not “cast in stone”. It is fully intended that, as particular projects are implemented, the actual scope of improvements contained in this report will again be validated or refined to meet actual field conditions through a continuing dialogue with stakeholders.*

## Background

The master plan focuses primarily on 14 public, town-controlled and operated parks, and athletic venues. The master plan does not examine field properties that are privately operated and maintained by youth sports organizations.



*Images of Delta Field, Nobadeer Field and Tom Nevers Park.*

## List of Study Properties

The list of properties and summary of basic assets is included below.

<u><i>Property</i></u>	<u><i>Address</i></u>	<u><i>Acres (*)</i></u>	<u><i>Description of Facilities</i></u>
<i>Children's Beach</i>	15 Harbor View Way	2.74	Public beach. Amenities include parking, restrooms, and playground.
<i>Coffin Park</i>	48 Cliff Road	8.18	An undeveloped site with trails and wetlands.
<i>Consue Springs</i>	Union Street	0.77	Pedestrian trails located around the Goose Pond, near a historical house. Key drainage area for the community.
<i>Delta Fields</i>	10 Sun Island Road	105.07	Athletic complex with two baseball fields, and two lacrosse fields with informal parking space.
<i>Dionis Beach</i>	45 Eel Point Road	22.20	Public access with informal parking space, and a support building.
<i>Fisherman's Beach</i>	45 Nonantum Avenue	1.39	Beach access via wooden stairs, a viewing terrace and informal parking.
<i>Hulbert Ave. &amp; East St. Circle</i>	Easton Street	0.59	An open green space, flexible area used as passive reaction for residents.
<i>Jetties Beach</i>	4 Bathing Beach Road	27.26	Public beach with six tennis courts, a playground, a restaurant, parking, and beach access.
<i>Lincoln Circle</i>	Lincoln Avenue	0.60	An open green space, flexible area used as passive reaction for residents.
<i>Mill Hill Park</i>	47 Prospect Street	6.55	Treed greenspace surrounded by residential areas with walking trails and a historic windmill.
<i>Nobadeer Athletic Complex</i>	7 Nobadeer Road	7.0	Athletic complex with two natural turf fields and one synthetic turf field, and parking.
<i>Surfside Beach</i>	4 Western Avenue	2.33	Public beach with bike parking, vehicle parking lot, support building and beach access. Includes a concession stand and food truck parking area.
<i>Tom Nevers Park</i>	130 Tom Nevers Road	25.85	An underused park, consisting of a former playground area, baseball diamond, softball field street hockey rink, fair grounds, old dirt bike track, support buildings, beach, parking, and a former John F. Kennedy bunker.
<i>Winter Park</i>	43 Essex Road	3.77	A small park in a residential area with a playground, field, and parking area.

(\*) Area dedicated to fields, not total size of property.

## Basic Goals and Objectives

The basic goals of the master planning process in relation to the properties referenced above included the following:

- Engage representatives of field and park programs in an organized and thought-provoking dialogue in order to develop a series of concepts for the appropriate refurbishment, redevelopment and/or expansion of all designated properties.
- Analyze current town sports programming offerings and participation, identify shortages and limitations, gender and sport inequities and develop a strategy for providing new and refurbished facilities to specifically meet the burgeoning needs of various user groups, leagues, and activities.
- Providing universal, barrier-free access to all facilities and features located within a given property. Improvements will provide new opportunities for all park patrons, especially for the disabled and elderly within the community.
- Proposing new amenities and facilities that are well-designed and self-sustainable; that are durable, long lasting, easily maintained with limited resources, economically feasible and that may be implemented by using a combination of capital improvement funds and in-kind/volunteer services and donations.
- Developing plans that provide upgraded ancillary facilities such as drives, parking areas, pedestrian connections to facilities within the property and appropriate linkages to adjacent facilities.



*Many of the facilities in the study are not ADA accessible or easily accessed by the elderly. Delta Fields, at left, Fisherman's Beach, center, and Tom Nevers, at right. The little league field at Delta Fields, below. While the field is generally in good condition, the facility lacks accessible routes and spectator viewing areas.*



## PUBLIC OUTREACH & NEEDS ASSESSMENT

### Informational Meeting & Public Comment

The master planning process included a series of informational and public comment sessions, with primary meetings identified in the chart located below. (Refer to Appendix for all meeting Agendas).

<b>Meeting</b>	<b>Subject</b>	<b>Date</b>
<i>Kick off Meeting</i>	Project kick-off meeting, outline scope of work, review project schedule requirements.	October 01, 2018
<i>Facility Site Visits</i>	Review of initial mapping and field reconnaissance efforts, receipt of comments regarding limitations and opportunities at all park venues.	October-November, 2018
<i>Compilation of Mapping</i>	Preparation of base maps.	November, 2018
<i>Public Meeting #1</i>	Introduction to the project and gather initial input.	November 15, 2018
<i>Public Meeting #2</i>	Present facility inventory and existing conditions analysis and initial needs assessment.	January 17, 2019
<i>Make online Survey Available</i>	Public outreach survey questions and answers via Survey Monkey.	March 2019
<i>Online Survey closes</i>	Public outreach survey questions and answers via Survey Monkey.	May 24, 2019
<i>Public Meeting #3</i>	Present Initial recommended site improvements.	June 6, 2019
<i>Finalize Recommended Site Improvements</i>	Prepare Draft Site Master Plans.	May 30, 2019
<i>Public Meeting #4</i>	Select Board. Present Recommended Site Improvements. and Draft Master Plans.	July 10, 2019
<i>Tom Nevers Association</i>	Present Recommended Site Improvements. and Draft Master Plans.	August 3, 2019
<i>Draft Master Plan</i>		November 4, 2019
<i>Final Master Plan</i>		September, 2020

Meetings with the core Working Group were held at the Department of Public Works and Town Hall and larger public meetings involving stakeholders, elected officials and members of the general public were held at the Police Station, 4 Fairgrounds Road. Large-scale colored plans and PowerPoint presentations were used to communicate master plan findings, recommendations, and concept diagrams for each of the properties. Feedback from each meeting was generally constructive and positive with most participants expressing keen interest in achieving dramatic improvements to the facilities to provide enhanced conditions for all users. Some residents expressed a concern over spending so much money on parks and recreational improvements; however, most of the comments received after the public meetings and from the online survey supported improvements to the recreational facilities. At the first public outreach meeting many patrons complained about the conditions at Tom Nevers Park, photo on the following page. The playground equipment in the photo has since been removed.



## User Survey

A user survey was conducted as part of the study. Weston & Sampson and representatives from the town compiled a series of question aimed at garnering usage information, types of facilities desired, evaluation of conditions at facilities and other wants and needs.

A variety of residents responded to the survey. There were 139 responses. In the end, the user survey, information compiled during the study process, the inventory of current facilities, and the analysis of existing conditions were most critical in determining the needs of the community.

Renovations to the Tom Nevers Park and desired improvements to the Nobadeer Athletic Complex, and the Fisherman's Beach dominated the responses. The top-requested additional amenities desired by respondents were playgrounds, nature/walking/running trails, and the addition of benches, picnic areas, ADA walkways at the sites and an indoor recreation complex. Additional information from the user survey is outlined in the Needs Assessment section below.

## Needs Assessment

In order to assess the best use of each property, it was important to consider the most pressing needs of the entire Nantucket community. This Needs Assessment represents a synthesis of the information obtained during the hosting of information meetings and of the data generated during the master planning process. In order to compile the array of needs, a variety of methods and tools were used including those summarized below:

- Information obtained at informational meetings.
- Information obtained at meetings with all key stakeholder groups including schools, the Recreation Department, and all other sports groups and organizations.
- Information and advice from the town staff members, including all key departments since these individuals are charged with the maintenance and operation of all facilities.
- Anecdotal data gathered during the master planning process.
- Analysis and inventory of existing facilities and conditions throughout the Nantucket Recreation and Parks system.
- Use of recognized parks and recreation related standards and requirements.

Regarding the last two items in the bulleted list above, comprehensive inspections were conducted at each of the nine venues to inventory the quantity of various facilities and to assess their conditions. The physical condition of a facility can often be a strong indicator of the degree of use or overuse, especially in a community like Nantucket where significant resources are expended to achieve quality playing conditions. Extensive wear and tear exhibited on a field always identifies a need, whether it is a need for additional fields to accommodate the sheer number of users, or the need for fields that are properly constructed and, therefore, able to be better maintained.



In the end, information compiled during the informational meeting process, the inventory of current facilities and the analysis of existing conditions were most critical in determining the needs of the community. As some of the town's playing field needs are met at dedicated school properties, the resulting Needs Assessment considers the inherent scheduling difficulties that occur when playing field venues must accommodate school-related activities and events first and foremost, while other town youth sports leagues must fit their events in around the schools' schedules.



*Delta Field (photo at left) and Nobadeer Athletic Complex (photo at right).*

In addition, there is a general lack of dedicated rectangular-shaped fields that are available for the exclusive use of football, soccer, lacrosse, field hockey, and other similar athletic programs. As a result, the sports programs that require rectangular-shaped fields often make use of "multi-use" fields that physically overlap baseball, softball, or Little League field venues. Under this scenario, the overlapping nature of the field creates scheduling conflicts, creates physical conflicts if unlike activities are attempted at the same time, and ensures that facilities are in extremely high demand during all playing seasons. Maintaining turf under these conditions becomes a major challenge.

Nantucket is also in need of additional softball fields. There are only two legitimate fields available for all levels of recreational softball, as the others are already in use for school sports.

It is also important to note that many respondents expressed an interest in the development or improvement of other ancillary facilities at the various playing field properties (e.g., support buildings, backstops, fencing lines, parking areas, sports lighting, irrigation, basketball courts, children's playground equipment, etc.).

Other factors playing into the development of an appropriate recreation needs assessment for Nantucket include the following:

**Current Trends-** The popularity of certain recreational activities decreases and increases over time. For instance, lacrosse is experiencing incredible growth in many New England communities, including Nantucket. Soccer continues to maintain great popularity with more than 500 participants.

American colleges, through their admissions policies, increasingly promote the need for well-rounded students who are immersed in both academics and extra-curricular activities. This, in addition to a national movement toward improving "wellness" through improved diet and exercise has been cited as a possible contributor to the increase in athletic participation rates in many communities, including Nantucket.

**Increasing Athletic Field Usage** – Whether it is due to the increase in the popularity of athletics, enactment of Title IX for women's sports, Nantucket's increased school-age population, or a combination of the three, the number of the users at the playing field venues is increasing. The construction of new venues has not kept pace with the increased participation rate. Also, with shrinking numbers of maintenance support staff, it is easy to see why poor field conditions prevail at numerous locations.

**Field Use Analysis** - Weston & Sampson concludes that some of the fields are used more than 150% of their safe use annually. This does not include outside regular events such as the Carnival, fireworks, rentals, passive recreation, or other informal events that may occur. The six natural turf study fields were used an estimated 4100 hours, there was an average of 682 hours per field. Refer to Appendix A for a detailed table of field usage.

To provide a better understanding of the analysis and recommendations in this report, it is useful to compare the industry standard recommendations with the assumptions used in this report. The industry standards and report assumptions can generally be divided in two categories: "ideal utilization" and "realistic utilization" assumptions. The list below outlines some of the ideal recommendations of turf professionals (Sports Turf Managers Association (STMA) and Turf Magazine, and various Universities) regarding the use and maintenance of the athletic fields.

- Make every effort to begin each season with 100% turf coverage.
- Industry field and turf professionals recommend limiting field event scheduling to 25 to 50 events (100 to 250 hours) of use per year. Natural turf areas become noticeably thin and bare beyond this limit and unable to recover.
- Each field should receive at least eight (8) weeks rest (no use at all) during the active growing season each year to allow the turf to rejuvenate prior to the next year's use.
- Each field should receive one inch minimum of water, through rain or irrigation, each week, to maintain healthy and vigorous growth.
- Turf should receive the same level of industry recommended maintenance during active, inactive, and field rest periods.
- Each field should receive one (1) full year of rest with a full rejuvenation program every four (4) years to permit turf to be revitalized and to develop a sufficient "thatch" layer. Although seasonal thatch removal is a normal part of turf maintenance, athletic fields require a certain thickness of thatch to protect roots from players' cleats, to maintain moisture, and to cushion players from injury.
- Football, soccer, and lacrosse tend to be more damaging to turf than other sports such as baseball and softball. Therefore, to prevent overuse of natural turf, a shared use field (i.e., soccer teams using baseball outfields) tends to be discouraged by field maintenance professionals.

While the above recommendations are "ideal utilization", Weston & Sampson believes that it is unrealistic for most municipal recreation and maintenance departments to administer these "ideal" recommendations as a whole. Fiscal budget, personnel and facility supply limitations require a more "realistic utilization" of athletic fields. Listed below are industry standard recommendations for realistic utilization:

- Make every effort to begin each season with 100% turf coverage.
- Field scheduling should be limited to 75% to 90% of maximum capacity per week to allow sufficient rain date game replays; allowance for field, player, and equipment setup/takedown time; and some measure of in season field rest.
- Limit use of each sufficiently maintained natural turf field to 250 to 300 hours of use per season.
- Sufficient field quantities should exist to permit each field at least four (4) weeks rest (no use at all) during the active growing season each year to allow the turf to rejuvenate prior to the next year's use.
- Fields that are not irrigated should be scheduled for minimal use during the summer season with play rotated frequently during the season to minimize turf damage or provide on-site irrigation or watering systems for each town field. Exceptional damage occurs easily with use during hot and dry summer months.
- Maintain sufficient thatch levels and vigorous turf. All fields should receive the industry- recommended levels of maintenance throughout the spring and fall growing seasons.
- Play on multi-use fields should be routinely rotated, where possible, to minimize areas of turf damage and wear.
- Fields should be aerated, and slice seeded as necessary to ensure adequate root growth and turf coverage.

Given these factors, and because of the survey and master planning process, many basic needs have been identified, as summarized below:

### NANTUCKET'S PARKS & PLAYING FACILITY NEEDS

More Playing Venues to Accommodate Usage  
Opportunities to Rest Fields  
Greater Access to Various Facilities  
Improved Ancillary Facilities (Irrigation Systems, Bleachers, Backstops...)  
Storage space is needed at most facilities  
Lighting to expand Period of Usage  
More Funding for Basic Field Maintenance and Improvements  
Increased Staffing Levels to Maintain Fields  
New Capital Funding for Major Improvements at Field Properties  
Resiliency and sustainability will be important during planning  
Incorporate natural play into the facilities

It is anticipated that the town will require additional facilities in the future to meet the continued town-wide increase in sports activity participation rates. The “preferred” plans developed for each of the athletic field sites attempt to address the needs that are most pressing, most widely supported and most realistic given the nature of the properties that are available and given the fiscal realities of the community. However, since land is tight at all venues, there are limited realistic opportunities for field expansion at existing facilities, which will cause Nantucket representatives to look to other potential open space properties to seriously address the poor playing conditions and lack of venues that characterize the system. Relying on the refurbishment of existing facilities alone is risky, as capital investments may deteriorate rapidly unless the rates of use can be significantly curtailed at each playing venue.



*Hulbert Avenue and Easton Street Circle (photo at left) and Lincoln Circle (photo at right) contains undeveloped land that is suitable for potential field expansion pursuits; however, it is important to maintain the existing cross-country trails at the park.*



*Fisherman's Beach (photo at left) and Surfside Beach (photo at right) contains beach front land suitable for potential beach access and formal parking space; however, it is important to protect from erosion, and its natural conditions of the beach.*

## SITE BY SITE ANALYSIS & RECOMMENDATIONS

### Overall Recommendations – General Themes for all Sites



The master planning effort presents a unique opportunity for the Town of Nantucket to assess their major park, recreation, open space, and athletic facility properties and develop a series of thoughtful and achievable enhancements to these spaces that will provide benefits to all members of the community.

In undertaking this planning process and developing the concept plans, several basic, recurring themes for improvement became apparent. In this section, we summarize these basic themes, which can be implemented as capital improvements are planned and constructed at many or all of the properties in the master plan. All elements should be designed with resiliency and sustainability in mind, especially on an island like Nantucket where the elements create even harsher conditions than on the mainland.

**Pathways, Trails & Picnic Areas** – Throughout the public input sessions of the master planning process, many stakeholders sought improvements designed for multi-generational use of the parks. One consistent theme from the user-survey was a request for amenities that would serve all ages. The preferred master plans call for incorporating new and upgraded pathways and trails, as well as picnic areas at all park and school locations. These types of passive recreational amenities provide opportunities for residents of all generations, backgrounds, and abilities to enjoy and they complement the traditional active recreational facilities located at these same properties. At most sites, pathways can be constructed in compliance with accessibility regulations since most of these sites have an abundance of gentle terrain and few extreme slopes. Pathways (especially pathways that form a loop around the perimeter of a property) are attractive for walking, jogging, skating, and biking and often become one of the most appreciated park amenities. We recommend the following improvements to enhance the park user experience, offer additional conveniences, and promote environmental stewardship in conjunction with the installation of new paths and trails.

- Install measured markers around loop paths to facilitate individual exercise programs, regardless of the varied overall length of the existing and potential loop paths at each site.
- Provide multi-generational fitness stations either in “pod” areas or regularly spaced along the loop paths.
- Place benches for rest and/or interaction at logical social gathering points along pathways and trails and within other peaceful and attractive settings.
- Install interpretive signage to describe a site’s unique natural, cultural, and/or historical characteristics.
- Provide tree plantings to lend greater shade to the pedestrian corridors, provide enhanced wildlife habitats, and improve overall site aesthetics.
- Provide picnic areas where applicable and upon request.
- Place drinking fountains with bottle filling stations within various park settings and along pathways, especially on longer trails where dehydration could be an issue.
- Address the issues of resiliency in the face of increasing coastal erosion and flooding.





*Pedestrian/maintenance circulation at Newman Conservation area in Needham, MA | Cushing Park in Framingham, MA (Weston & Sampson) | Existing trail at Recreation Park, Columbia, CT | Below: An artist's rendering of a proposed boardwalk | Nature Trails at the Montreal Botanical Garden, Montreal, Quebec.*



**Access and Linkages** – Another important improvement type includes provisions for new and improved access to the properties, by foot, bike and by car. This can be accomplished by providing convenient and appropriately scaled parking amenities, reducing conflicts between pedestrians and drivers, and providing logical ADA-compliant linkages between various site features and facilities within a given space.

The preferred master plans identify a series of improvements that focus on the primary park entrances and parking areas near the core of each property. Our primary recommendations for improvements to enhance park access and linkages include the following:

- Eliminate any badly deteriorated and difficult-to-maintain existing conditions.
- Develop new park entrances and reconfigure drives/parking areas to provide clear travel patterns, clearly defined parking spaces, more efficient use of the overall space, and more parking spaces.
- Establish pedestrian connections from all reconstructed parking areas to provide safe, convenient, and ADA-compliant access to all major park facilities and park areas.
- Reconstruct the parking areas to include resilient new pavement or porous surfaces, low-impact approaches to storm drainage, curbing, edges, and striping to achieve ADA compliance.
- Install traffic-calming measures to slow vehicular traffic and provide for safe pedestrian movement throughout the area (e.g., speed bumps, tabled (or raised) crossings, and special surface textures and colors to delineate areas of pedestrian use and traffic-related signage).



*Pedestrian/maintenance circulation at J.J. Lane Park in Natick, MA | Princeton Soccer Fields in Princeton, MA | Cushing Park in Framingham, MA (Weston & Sampson).*

**Children's Playgrounds** – Playgrounds provide a destination for neighborhood children and their parents, often becoming hubs of community life. These playgrounds provide opportunities for the siblings of children involved in other recreational activities at these properties like baseball, soccer, or lacrosse. The preferred master plans call for new or relocated playgrounds at some park and school locations.

Our general recommendations for the proposed play areas at each of the park locations include:

- Installation of new, attractive, and exciting play equipment and swings that appeal to various age groups.
- There is a desire to include natural play at the playgrounds on the island, also natural materials will be more sustainable in the salt environment on the island.
- Installation of new and/or expanded playground infrastructure, including edging, surfacing, and utilities.
- Enclosing play areas designed for younger children with attractive fence treatments.
- Installation of seating, signage, and other furnishings.
- Installation of trees, landscaping, shade shelters, and picnic areas.

Safety surfacing should include a combination of poured-in-place rubberized surfacing in critical fall and landing zones and engineered wood fiber for the rest of the playground areas. New and improved play areas must be compliant with all ADA requirements, such as providing play equipment for children of all abilities, providing proper access and surfaces, and meeting all current CPSI safety regulations. In addition to new play equipment, we recommend that all required utility infrastructure (drainage, sub drainage, water service, etc.) be in place and that new site furnishings, including park benches, drinking fountains, signage, trash receptacles, fencing, tree plantings, and related landscaping be included in all playground refurbishment efforts.



*Playgrounds at Grimmons Park in Somerville, MA | Menino Park in Charlestown, MA | Children's Grove at Cushing Park in Framingham, MA (Weston & Sampson).*



*J.J. Lane Park in Natick, MA and Halfmoon Town Park in Halfmoon, NY (Weston & Sampson).*

**Support Buildings** – We have indicated potential locations for new park support buildings on the preferred master plans for many of the properties. New or updated support buildings should contain restrooms and storage accommodations. Where appropriate, larger structures could be designed to contain concession stands, housing or office/meeting spaces. Sheltered/screened porta john structures could be a practical alternative to support buildings at certain sites. In Section – Needs Assessment, we discussed the issues surrounding the development of park support buildings.



*Improved softball field at Rockwood Field in Worcester, MA (Weston & Sampson).*

**Athletic Fields and Courts** – The master planning process identified the critical need for new and refurbished athletic facilities (i.e., fields, diamonds, courts, etc.) to better support the myriad of sports programs that operate within the community. Based on participation rates for various activities, Nantucket does not have enough fields to accommodate the large number of users. The resulting problem is two-fold; with heavy programming/overuse and limited facilities, the town cannot serve their recreation programs adequately, and appropriate field conditions cannot be maintained. To this end, we have structured the preferred master plans for various properties to:

- Recognize the desire of community members to provide attractive, first-class sports facilities that can be maintained with reasonable ease in a manner that fits the town's (and league's) operation and maintenance abilities.
- Identify the need to develop facilities that are properly oriented, properly designed, and contain appropriate setbacks and buffers to ensure user safety.
- Recognize the surrounding land use context and the need to be a good neighbor by developing safe, attractive park and recreation amenities that respect the needs of abutting property owners.
- Provide perimeter fencing and appropriate gates to enclose the facilities, limit access, control use, and help maintain high-quality court, turf, and infield surfaces.



*New basketball facilities at Sandy Pond Beach in Ayer, MA | Open play field at Colt State Park in Bristol, RI..*

**Informal Playing Fields** – All communities need fields/areas that can support informal play for pick-up games, informal practices, kite flying, Frisbee tossing, etc. The proposed master plans address these needs, as space allows. When left unprogrammed, some fields can be used for open play. The Recreation and Parks Department may want to have the ability or options to limit this use, however, to occasionally rest the fields in the same way as they do the actively programmed fields.

**Basic Park Aesthetics and Inherent Natural Qualities** – The preferred master plans identify improvements that help to protect, preserve, and enhance the aesthetics and inherent natural qualities of each property, while improving sustainability in terms of the environment and maintenance. Recommendations that focus on improving the overall aesthetics of the individual park properties include certain basic elements, identified below. Please note that the town can implement these types of improvements as funds become available within certain geographic sections of the parks. It is important to establish a standard visual appearance that becomes recognizable as the Town of Nantucket's "look." This standardized motif would allow for improved overall park



aesthetics and ease in completing potential repairs, replacements, or expansions at a particular facility or feature. To achieve these goals, our recommendations include:

- Enhancing recreation property edges by providing new fencing, tree plantings, and associated landscaping.
- Removing, replacing, and/or upgrading interior park fence lines and deteriorated systems with more visually appealing alternatives.
- Enhancing and upgrading the surroundings of buildings and play areas.
- Establish the “Carry in – Carry out” rule at all passive sites.
- Undertaking park-wide planting and vegetation management programs that include removing invasive or diseased tree/shrub species, pruning desirable species, and installing new plantings to lend shade, better define spaces within each park, improve park aesthetics, and enhance wildlife habitats where possible.
- Providing coherent, cohesive information and installing interpretive signage town-wide and throughout each park.
  - Establishing a consistent theme that becomes easily recognizable as Nantucket’s motif.
  - Providing distinct signage at historical sites that sets them apart, yet still resembles the general theme of Nantucket’s signage.
- Installing additional site furnishings park-wide (e.g., benches, picnic tables, shade shelters, bike racks, etc.) to offer conveniences to park users and improve park aesthetics.

**Utility Upgrades** – As capital projects are planned and implemented, it will be important to confirm requirements for utility infrastructure upgrades to ensure that existing systems are replaced in a timely fashion and do not disturb recent or future park improvements. The master plans identify the following primary objectives:

- Provide wells (where feasible) for new or refurbished bathrooms, concessions stand, and field irrigation systems.
- Improve stormwater management systems to replace deteriorated facilities and develop stormwater management techniques that are environmentally friendly and appropriate within the context of each particular park. In accordance with best management practices, new systems are generally required to disperse stormwater within a site and return stormwater to the soils located below, in lieu of directing untreated runoff to nearby wetlands, roadways, or parking areas.
- Install septic systems or sewer connections where needed for new or refurbished bathroom facilities.
- Move overhead electric services to below ground to improve site aesthetics and comply with the requirements of various granting agencies.

## Site Analysis & Recommendations

The preferred master plans included on the following pages identify the proposed configuration of the site features at each individual property. It is important to note that most recommendations suggest the refinement, enhancement, or refurbishment of existing facilities within the properties. However, the plans also recommend the development of a modest level of new facilities and amenities that would provide new or expanded opportunities for public use and enjoyment. Importantly, if additional sites become available to the Town, the new recreational amenities at these new locations could alleviate/eliminate problems at other Recreation and Parks and School properties.

The following profile sheets articulate the properties that are not used to their full potential. These properties are valuable assets to the Town of Nantucket and, if properly redesigned, could provide more meaningful recreational value to the town. These properties include, but are not limited to:

- Nobadeer Athletic Complex
- Delta Fields
- Tom Nevers Park
- Jetties Beach
- Fisherman's Beach
- Consue Springs

It is important to note that Town representatives have provided a significant amount of input and many suggestions during the master planning development and review process. In addition, the public at large contributed to the development of the preferred plans by offering their advice at several well-attended hearings. We have developed short narratives to introduce and support each preferred master plan, which graphically depicts the basic scope of improvements. We have included larger existing conditions and preferred master plans in the Appendix.

## NOBADEER ATHLETIC COMPLEX - EXISTING

### Basic Site Description and Location

Nobadeer Athletic Complex is located at 7 Nobadeer Road and covers 7 acres. It offers a wide variety of recreation activities in all seasons. The image to the right shows an aerial view of the existing conditions, which contains:

- 1 Synthetic Field
- 2 Soccer Field
- Parking areas and access roads
- Bike Trail

NOBADEER ATHLETIC COMPLEX | EXISTING



### Programmed Uses

- Youth and adult soccer
- Lacrosse



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### Summary of Existing Conditions

Nobadeer Athletic Complex is widely used by the entire community. The primary issues of concern for this site include:

- The fields are over-used.
- There is a preference to use the synthetic turf field in early spring, late fall and during wet conditions.
- Artificial Soccer field is new and in good conditions.
- Needs more parking.
- There is no ADA access for these facilities.
- Natural turf fields do not drain well.
- Needs restroom facilities and storage building (a support building has been permitted for the site and the town is in the process of beginning the design for the building).



## NOBADEER ATHLETIC COMPLEX - PROPOSED

### Recommended Improvements

The recommended improvements include the construction of 1 more synthetic field, and the renovation of the existing soccer fields. Upgrades also includes pedestrian and bike trail connections, as well as extension of the parking areas.

NOBADEER ATHLETIC COMPLEX | PHASE 1



### Recommendations Summary

- Expand the existing multi-use field.
- Construct a new multi-use field (synthetic turf or natural turf).
- Construct a park support building (in process).
- Enhance the recreational trails throughout the site.
- Add ADA-compliant multi-generational pathways looped around fields.
- Install a storage /shade shelter.
- Upgrade and expand the parking areas and roadways.
- Extend the walkway throughout complex.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species.
- Integrate trees throughout the site to provide shade.
- Clean-up of existing synthetic field.

### Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned Phase 1. All costs have been rounded and are estimated based on our previous experience with similar projects.

ITEM	LOW COST	HIGH COST
<b>SITE PREPARATION:</b>	\$40,950.00	\$53,235.00
<b>EARTHWORK AND DRAINAGE:</b>	\$141,840.00	\$184,392.00
<b>ROADS AND WALKWAYS:</b>	\$92,985.00	\$120,880.50
<b>PARKING LOT:</b>	\$16,704.00	\$21,715.20
<b>SITE IMPROVEMENTS:</b>	\$1,921,320.00	\$2,497,716.00
<b>LANDSCAPE AND PLANTING:</b>	\$126,900.00	\$164,970.00
<b>SUBTOTAL:</b>	\$2,340,699	\$3,042,909
Mobilization, Overhead & Profit (15%):	\$351,105	\$456,436
Contingency (10%):	\$269,180	\$349,935
<b>GRAND TOTAL (WITH SYNTHETIC FIELD):</b>	<b>\$2,960,984</b>	<b>\$3,849,280</b>

## DELTA FIELDS - EXISTING

### Basic Site Description and Location

The Delta Field is located at 10 Sun Island Road with 105.07 acres. The image below shows an aerial view, which contains:

- 2 Baseball fields
- 2 Lacrosse fields
- Parking lot
- Support and storage buildings
- Adjacent bike trails connections
- Informal parking lot

### Programmed Uses

- Little League baseball
- Lacrosse
- Nantucket Disc Golf
- Owned by the Town



### Summary of Existing Conditions

The Delta Fields is widely used by many in the community. The primary issues of concern for this site include:

- The fields and support structures are dated and need upgrades.
- The field suffers from overuse.
- The complex is not fully utilized and lacks multi-generational facilities for community-wide use.
- The turf conditions are mostly fair to good on all the fields.
- The facility lacks adequate seating and access pathways sufficient for ADA requirements.
- Parking is limited.
- The buildings are in a fairly good condition but could use a minor renovation.
- More storage space is needed.
- The wood dugouts are dated, and need updating.
- Needs to connect to existing bike trails.



## DELTA FIELDS - PROPOSED

### Recommended Improvements

The recommended improvements include complete renovation of the fields, relocating baseball fields, and replacing lacrosse fields with softball fields. These improvements also allow other amenities to be laid out on the complex.

### Recommendations Summary

- Re-location and renovation of 2 baseball fields.
- Construction two new softball fields.
- Construction of a Pavilion and plaza.
- Re-construction and expansion of the parking lot.
- Installation of a new playground.
- Addition of bioswales in parking lot and around complex.
- Improved access and pathways systems.
- Restroom facilities and storage building renovation.
- Connections to existing adjacent bike trails.

DELTA FIELDS | PHASE 1



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### Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned Phase 1. All costs have been rounded and are estimated based on our previous experience with similar projects.

ITEM	LOW COST	HIGH COST
<b>SITE PREPARATION:</b>	\$178,913.31	\$232,587.30
<b>EARTHWORK:</b>	\$201,600.00	\$262,080.00
<b>ROAD AND WALKWAYS:</b>	\$225,000.00	\$292,500.00
<b>PARKING LOT:</b>	\$73,381.28	\$95,395.66
<b>BUILDING AND STRUCTURES:</b>	\$720,000.00	\$936,000.00
<b>SITE IMPROVEMENTS:</b>	\$3,208,140.00	\$4,170,582.00
<b>UTILITIES:</b>	\$429,865.92	\$558,825.70
<b>LANDSCAPE AND PLANTING:</b>	\$840,600.00	\$1,092,780.00
<b>SUBTOTAL:</b>	\$5,877,501	\$7,640,751
Mobilization, Overhead & Profit (15%):	\$881,625	\$1,146,113
Contingency (10%):	\$675,913	\$878,686
<b>GRAND TOTAL:</b>	<b>\$7,435,038</b>	<b>\$9,665,550</b>

## TOM NEVERS PARK - EXISTING

## Basic Site Description and Location

The Tom Nevers Park Complex is located at 130 Tom Nevers Road and covers 25.85 acres. The image to the right shows an aerial view of the Complex, which contains:

- 1 Baseball field
- 1 Softball field
- Demolition Derby Area
- JFK Bunker as storage
- Dirt Bike Track
- Existing buildings
- Playground
- Street hockey/basketball court
- Informal parking lot
- Beach access

TOM NEVERS PARK | EXISTING



## Programmed Uses

- Youth soccer
- Softball
- Informal recreational activities
- Passive recreational activities
- Recurring approved community events:
  - FONPS Drive-In Theatre Night
  - Fairgrounds for County Fair
- Limited Special Events by permit only



## Summary of Existing Conditions

The fields have been constructed without any access paths or pedestrian circulation making it difficult for spectators, especially the elderly and handicapped patrons to view games. The primary issues of concern for this site include:

- Drainage issues. Stormwater run-off from paved areas creates erosion at the cliff.
- Existence of foundations from previous structures, and dangerous materials need to be removed from site.
- Existing playground, structures and buildings will need to be removed due to rusting and deleterious conditions.
- Access and signage can be improved.
- There is no formal ADA access or handicapped viewing areas.
- The fields and amenities are in poor condition and there is a need for new amenities.
- The existing native meadow has potential for providing valuable grassland habitat.
- Needs a resilient approach due to continued concerns about coastal erosion.
- Need bike paths.
- There is a desire to renovate the JFK bunker as a museum (private venture).
- The main support building (bathrooms) interior is in relatively good condition, the building could use a modest renovation.

## TOM NEVERS PARK - PROPOSED

### TOM NEVERS PARK | PHASE 1



### Recommended Improvements

The recommended improvements graphic at right shows other overall proposed improvements.

- Soccer fields (Full, U-12 and U-14)
- 2 tennis courts
- 4 basketball courts
- Parking lot with bioswales
- Overflow parking
- Shade structures, storage, and public restrooms facilities
- JFK Memorial Bunker-Museum
- Playground
- ADA accessible walking trails
- Stabilizing and remediation of soil

### Recommendations Summary

- Create a dynamic masterplan that creates space for the community and adapts to the challenges of the site.
- Create new accessible pathways throughout the site and dunes.
- Highlight educational opportunities: the historic bunker, grassland, ecosystem, and dune ecology in general.
- Upgrade entry access points and an addition of a drop-off.
- Parking lot with bioswales to prevent erosion and treat stormwater.
- Integrate trees throughout the site to provide shade.
- Resiliency, and remediation of soils.
- Clean-up of the site from previous and current debris and dangers.

## TOM NEVERS PARK – PROPOSED PHASE 1

### TOM NEVERS PARK | PHASE 1



SCALE: 1"=20'  
0' 10' 20' 40'



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### Phase 1 Recommendations Summary include:

- New Playground
- Building renovation
- Parking area with basketball courts
- Slope and bank stabilization
- Beach access
- Landscape improvements

### Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned Phase 1. All costs have been rounded and are estimated based on our previous experience with similar projects.

ITEM	LOW COST	HIGH COST
SITE PREPARATION:	\$53,820.00	\$53,820.00
EARTHWORK AND DRAINAGE:	\$740,520.00	\$962,676.00
ROADS AND WALKWAYS:	\$169,461.00	\$220,299.30
PARKING LOT:	\$346,770.00	\$450,801.00
BUILDINGS AND STRUCTURES:	\$900,000.00	\$1,170,000.00
SITE IMPROVEMENTS:	\$739,170.00	\$960,921.00
UTILITIES:	\$120,000.00	\$156,000.00
LANDSCAPE AND PLANTING:	\$174,150.00	\$226,395.00
<b>SUBTOTAL:</b>	<b>\$3,243,891</b>	<b>\$4,200,912</b>
Mobilization, Overhead & Profit (15%):	\$486,584	\$630,137
Contingency (10%):	\$373,047	\$483,105
<b>GRAND TOTAL:</b>	<b>\$4,103,522</b>	<b>\$5,314,154</b>

## JETTIES BEACH - EXISTING

### Basic Site Description and Location

The Jetties Beach is located at 4 Bathing Beach Road with 27.26 acres. The image to the right shows an aerial view of the field area, which contains:

- Support building with Restaurant, bar, restrooms, and gift shop
- Parking
- Playground
- six Tennis courts
- Beach access
- Sailing school area



### Summary of Existing Conditions

Jetties Beach primary issues of concern for this site include:

- Tennis courts have been recently renovated and are in good condition.
- Wind issues for the tennis court.
- The used of this park has double in four years.
- Needs to enhance its natural environment.
- Tennis courts and sailing activities used during the summer program for kids.
- Resiliency issues.
- Major flooding issues - during major winter storm events the site and buildings are inundated with water.
- Needs housing for staff (2 units with 2-3 beds each).
- Events hold in this site throughout the year.
- Piping plovers are nesting on site.
- The building need either replacement or renovation.
- Special Events by permit only.

### Recommended Improvements

The master plan for Jetties Beach proposed recommendations are as follows:

- New or renovated building and parking areas.
- Entrance enhancement.
- Added amenities and facilities for the tennis program.
- Improve building state and add storage building as well as staff concessions.
- Enhance natural environment, through a resilient design protecting the piping plover's habitat on site.
- Improve flood issues with permeable surfaces, dunes and bioswales.
- Add tennis courts and relocate existing if necessary, according for best position regarding the wind flow.



## FISHERMAN'S BEACH - EXISTING

### Basic Site Description and Location

Fisherman's Beach is located at 45 Nonantum Avenue, consisting of 1.39 acres. The image to the right shows an aerial view of the complex, which contains:

- Informal parking lot
- Informal sidewalk
- Beach access through stairs
- Overlook area with benches
- Pedestrian Trail



### Programmed Uses

- Beach Access point.
- Special Events by permit only.
- Mobily Food trucks by permit only.

### Summary of Existing Conditions

Fisherman's Beach is used by the local community. The site suffers from wear and lack of formal parking and pedestrian walkways. The primary issues of concern for this site include the following:

- Needs formal parking with more organized parking spaces and better circulation.
- The site needs formal pedestrian circulation.
- Need of Restrooms and storage.
- No ADA access to beach.
- Stairs need improvement and have poison ivy along path.



## FISHERMAN'S BEACH- PROPOSED

### Recommended Improvements

The recommended improvements include a formal parking lot and walkways with ADA access to the beach. Improvements are as follows:

- New parking lot and pedestrian connections.
- Install new public restrooms or port-a-john locations.
- Add an ADA-compliant multi-generational pathway.
- Construct a drop-off plaza with seating amenities.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species along the edges of the site.
- Integrate trees throughout the site to provide shade.
- Integrate a view deck that is ADA accessible.

### FISHERMAN'S BEACH | SCHEME



## CONSUE SPRINGS - EXISTING

### Basic Site Description and Location

The Consue Springs is located at Union Street, with 0.77 acres.

The image to the right shows an aerial view of the area, which contains:

- Pedestrian Trails
- Restricted access with a gate
- View gardens
- Goose Pond
- Historical House- on adjacent Land Bank property
- Bike path

CONSUE SPRINGS | EXISTING



SCALE: 1" = 100'



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### Programmed Uses

- Passive Recreation Activities
- Habitat for birds
- Birdwatching

### Summary of Existing Conditions

Consue Springs is used by the community as a passive recreational destination. The primary issues of concern for this site include:

- Lack of ADA accessibility.
- Lack of seating areas for views and trails for an efficient passive recreation.
- Desire to connect Consue Springs with the bike path.
- Amenities need to be updated or added to site.
- Resiliency and sustainability important to the Goose Pond.
- Access and identification signage could be improved.
- Drainage and water quality are a concern; Improve flow and circulation of water.
- Protect bird's habitat.
- Vegetation Management.



## CONSUE SPRINGS – PROPOSED

### Recommended Improvements

The recommended improvements include adding ADA trails and other amenities.

### Recommendations Summary

- Create new pathways for access to around the pond.
- Install a new shade shelter with adjacent picnic areas.
- Upgrade the entrances with attractive signage.
- Integrate trees throughout the site to provide shade.
- Add amenities and benches for resting areas and to enhance views.
- Protect natural habitat.
- Add new native plantings, and remove diseased, damaged, or invasive plant species.
- Improve water quality and flow of the pond.

CONSUE SPRINGS | SCHEME



## CHILDREN'S BEACH - EXISTING

### Basic Site Description and Location

The Children Beach is located at 15 Harbor View Way, with 2.74 acres. The image to the right shows an aerial view of the field area, which contains:

- Flexible lawn
- Beach access
- Concession/restroom building
- Playground
- Boat ramp
- Performance stage



### Summary of Existing Conditions

Children's Beach primary issues of concern for this site include:

- Needs permanent public restrooms facilities.
- The playground equipment is new.
- Needs to protect open access to the beach.
- Needs new boat ramp.
- Seasonal flooding issues.
- Needs a stormwater pump station.
- Used by the Yacht Club.
- Needs affordable seasonal housing for municipal employees.
- 4<sup>th</sup> of July brings activities on Main Street and games during the festival on site.
- Occasional concerts, outdoor movies, yoga classes, and other clinics.
- Recurring approved community events.
- Birthday parties allowed 9:00 am to 12:00 pm.



### Recommended Improvements

The master plan for Children's Beach proposed recommendations are as follows:

- Update the playground surfacing for ADA accessibility.
- Renovate the concession/restrooms building.
- Needs formal seasonal events programming.
- Need resilient approach to address future amenities.

## COFFIN PARK - EXISTING

### Basic Site Description and Location

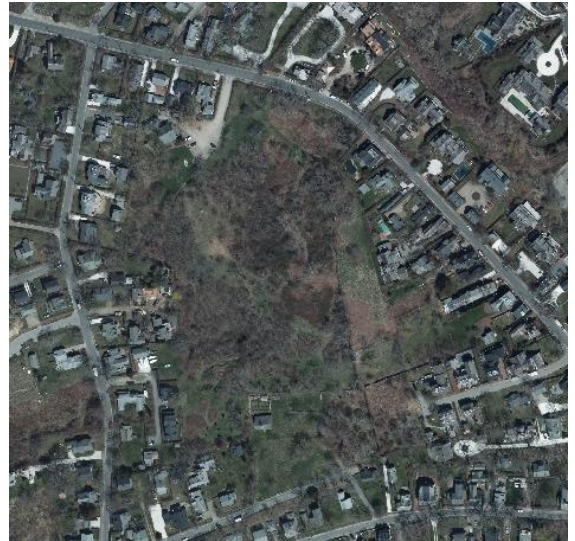
The Coffin Park is located at 48 Cliff Road with 8.18 acres. The image to the right shows an aerial view of the field area, which contains:

- Walking trails and elevated boardwalks.
- Wetland areas.
- Natural vegetation and habitat.

### Summary of Existing Conditions

Coffin Park primary issues of concern for this site include:

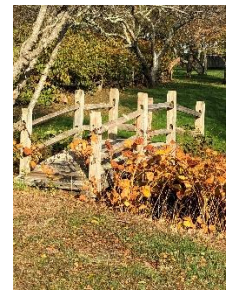
- Lacks ADA accessibility.
- Stream flow might be stagnant, not moving.
- Lack of programming.
- Needs parking.



### Recommended Improvements

The master plan for Coffin Park proposed recommendations are as follows:

- Educational programming highlighting habitat and history of the park.
- Public parking.
- ADA improvements.
- Consider Cliff Road for additional parking.
- Bike path connections and bike parking.
- Increase native trees on site.
- Vegetation management.



## DIONIS BEACH - EXISTING

### Basic Site Description and Location

The Dionis Beach is located at 45 Eel Road, with 22.20 acres. The image to the right shows an aerial view of the field area, which contains:

- Beach Access
- Support Building
- Dunes
- End of Dionis Beach Road
- Informal parking lot



### Summary of Existing Conditions

Dionis Beach primary issues of concern for this site include:

- Support building needs upgrading and repair.
- Building access not ADA accessible.
- Public water supply never tested
- Security and lighting issues.
- Needs amenities to support passive recreation activities.
- Events not allowed.

### Recommended Improvements

The master plan for Dionis Beach proposed recommendations are as follows:

- Renovate the restroom building.
- Protect access points to the beach.
- Potential ADA access to the beach.
- Enhance access entries with signage.
- Resiliency design.
- Trash bin receptacles and shower.
- Security camera, and increase lighting
- Picnic tables and benches.
- Create a formal schedule to regulate use and security.
- Formal parking lot.



## HULBERT AVE. & EAST ST. CIRCLE - EXISTING

### Basic Site Description and Location

The Hulbert Avenue & East Street Circle is located at Easton Street, with 0.59 acres. The image to the right shows an aerial view of the field area, which contains:

- Surrounded by residential area
- Flexible Lawn Area
- Wood fence
- Trails



### Summary of Existing Conditions

Hulbert Avenue & East Street Circle primary issues of concern for this site include:

- There is no dedicated seating or gathering areas.
- There is a lack of trash receptacles.
- Floods frequently.

### Recommended Improvements

The master plan for Hulbert Ave. & East St. Circle proposed recommendations are as follows:

- Add benches, receptacles, and picnic tables for passive recreational use.
- Sites should remain green open-flexible areas for the neighborhood with trails and bike parking.
- Resolve flooding issues with bioswales or rain gardens.
- A small shade structure for seating or local use.



## LINCOLN CIRCLE - EXISTING

### Basic Site Description and Location

The Lincoln Circle is located at Lincoln Avenue, with 0.6 acres. The image to the right shows an aerial view of the field area, which contains:

- Surrounded by residential area
- Flexible lawn area
- Trails
- Access to beach



### Summary of Existing Conditions

Lincoln Circle primary issues of concern for this site include:

- There is no dedicated seating or gathering areas.
- There is a lack of trash receptacles.
- Floods frequently.

### Recommended Improvements

The master plan for Lincoln Circle proposed recommendations are as follows:

- Add benches, receptacles, and picnic tables for passive recreational use.
- Sites should remain green open-flexible areas for the neighborhood with trails and bike parking.
- Resolve flooding issues with bioswales or rain gardens.



## MILL HILL PARK - EXISTING

### Basic Site Description and Location

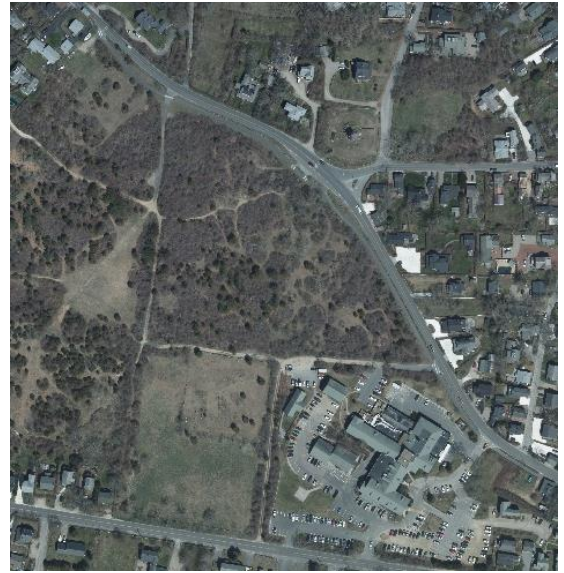
The Mill Hill Park was the first public park at Nantucket. It is located at 47 Prospect Street, with 6.55 acres, and has development restriction at site. The image to the right shows an aerial view of the field area, which contains:

- Walking Trails
- Historic Windmill
- Interpretative signage
- Sledding hills
- Natural vegetation and habitat

### Summary of Existing Conditions

Mill Hill Park primary issues of concern for this site include:

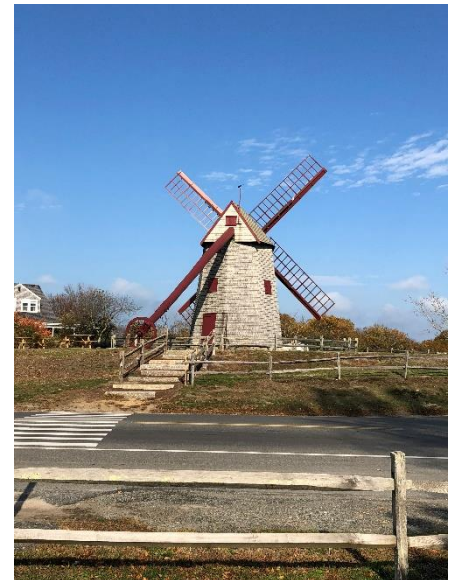
- ADA access is limited.
- There are few dedicated seating or gathering areas.
- There is a lack of trash receptacles.
- Pathways and wayfinding signage need to be improved.
- Vehicle access needs to be limited and controlled.
- Needs dedicated parking area.
- Erosion throughout the park.



### Recommended Improvements

The master plan for Mill Hill Park proposed recommendations are as follows:

- Improve parking for vehicles and bicycles.
- Improve pedestrian connection between the windmill site and Mill Hill Park.
- Improve access to sledding.
- Add benches, receptacles, and picnic tables for passive recreational use.
- Sites should remain natural with pedestrian trails.
- Incorporate some dedicated mountain biking trails.
- Enhance signage.
- Add swales and other erosion control elements to protect paths and avoid erosion.
- Protect native vegetation and remove invasive vegetation.



## SURFSIDE BEACH - EXISTING

### Basic Site Description and Location

The Surfside Beach is located at 4 Western Avenue, with 2.33 acres. The image to the right shows an aerial view of the beach area, which contains:

- Parking Lot
- Support Building
- Beach Access
- Bike Parking
- Food truck parking area
- Picnic area



### Summary of Existing Conditions

The Surfside Beach primary issues of concern for this site include:

- Draining and parking lot runoff issues (specially at parking lot and beach entrance area).
- Erosion issues.
- Bus service provided.
- Free parking.
- Special Events by permit only.



### Recommended Improvements

The master plan for Surfside Beach proposed recommendations are as follows:

- Update the parking lot and add rain gardens or bioswales features to alleviate drainage issues.
- Remediate site and parking area with proper overflow solutions and native vegetation.
- Add bus drop off area.
- Renovate the concession/restrooms building potentially adding housing for seasonal staff.
- Add decking at the back of the building to allow for access to the beach from the food truck picnic area.
- Add benches, trash receptacles and more picnic tables for passive recreational use.



## WINTER PARK - EXISTING

### Basic Site Description and Location

The Winter Park is located at 43 Essex Road with 3.77 acres. The image to the right shows an aerial view of the field area, which contains:

- Rectangular multi-use athletic field
- Playground
- Parking Lot

### Summary of Existing Conditions

Winter Park primary issues of concern for this site include:

- Lack of ADA pedestrian connections, the playground is not ADA accessible.
- The playground equipment is dated and could be updated.
- The turf on the athletic field is in poor condition.
- Update dedicated seating or gathering areas.
- There is a lack of trash receptacles.
- The field is not programmed.
- Amenities such as seating, signage and drinking fountain need updating.
- Lighting issues.



### Recommended Improvements

The recommended master plan for Winter Park proposed recommendations are as follows:

- Add benches, receptacles drinking fountain, and picnic tables for passive recreational use.
- Add ADA pedestrian connections, update the play area to include ADA access and accessible play.
- Improve parking spaces and access.
- Protect native vegetation and remove invasive vegetation.
- Include a dog park, and outdoor fitness equipment.
- Improve security and lighting
- Could include a skate park.



## Field Use Policy & Maintenance

During the completion of the site analysis efforts at various field properties and in discussions with town staff members, it became apparent that Nantucket needs a more formal field use policy. In recent years, many similar communities have adopted field use protocols in order to:

- Bring fair and equitable treatment to all user groups.
- Control use of fields during poor weather conditions (note that good field and turf conditions can be drastically deteriorated by a single use/event held during bad weather).
- Protect recent/future field improvements.
- Maintain better field conditions overall.
- Reduce pressure on and help protect decision-makers by adopting a clearly articulated and evenhanded use policy that is widely published and understood.

Field use policies have become critical tools in establishing basic order and in protecting the significant investments that have been made at field complexes throughout the region. In fact, it is the desire to maintain superior playing conditions once major capital projects have been completed. That desire has motivated many communities to establish use protocols.

- In Waltham, Massachusetts, officials will not rush the opening of a new field facility until maximum grow-in (turf establishment) has been achieved. In this way, they are protecting their significant capital investments by preventing use until facilities can withstand play.
- In Needham, Massachusetts, fields are often closed for short periods of time for minor renovation efforts (e.g., seasonal aeration and slice seeding operations). This inconveniences user groups, but the need to maintain good playing conditions takes precedent.
- Officials in Westwood, Massachusetts and in Needham all aggressively monitor field conditions and issue advisories to user groups as to field status. In Needham, a parent or player does not leave for an event without checking the field status on the town's website or recorded information line. Coaches also alert parents and players through e-mail messages. During peak seasons, updates are issued on a daily basis (typically by 3:00 PM weekdays and early morning weekends). Needham recreation programming and public works staff collaborative to determine whether a field facility will be open for use.
- Waltham and Westwood hold violators of field policies responsible for damages to facilities.
- In many communities, fields that are plagued by heavy, wet soils that are slow to drain can be closed for several days until drier conditions allow for use without risk of excessively damaging the turf and underlying soil structure.

Excerpts from neighboring Westwood's "Guidelines for Use of Town and School Athletic Fields" are included below. The field use policy has become an essential tool in the programming, operation and maintenance of all field facilities and it helps officials to protect significant recent capital expenditures at various properties. Additional field use policies are attached at the end of the report.



*Town of Westwood*

**Guidelines for Use of Town and School Athletic & Fields**

Cancellation Policy:

*Due to poor field conditions, potential hazards / unsafe conditions, and or inclement weather the Westwood Recreation Department and Westwood School Department reserves the right to deny an athletic activity or event from being held on a Town field. The two main purposes of this policy are to ensure the safety of participants and to prevent Town fields from getting abused and destroyed when the sod is vulnerable. Any Westwood School Administrator, Recreation official, Department of Public Works Official, Westwood Police Officer, or any other Town Official or designated person may deny use of a field and /or require an activity to stop.*

*Daily updates on fields, playable or closed [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us), go to Recreation Department, click on field status.*

Conditions that require cancellation of an athletic or field activity:

1. *No field will open until the spring thaw is complete.*
2. *A field is automatically closed if standing water is evident.*
  3. *Footing is unsure and slippery.*
  4. *Ground is water logged and "squishy".*
5. *Grass can be pulled out of the ground easily.*
6. *Lightning*
7. *Severe weather storms*
8. *If concerned or in doubt about canceling, call the Recreation Department 461-0070 after 4:00 PM weekdays, or weekends after 7:00 AM.*
9. *League Officials make their decisions if weather / field conditions change after the initial cancellation (i.e. the sun comes out and dries the fields). They must use good judgment. If in doubt do not play or practice.*
10. *All League / Organization / Coach should "police" themselves, and report infractions to the Recreation & School Departments. The Recreation Department will contact League / Organization / Coach that have used fields improperly.*

Use of a closed field, or one with standing water, jeopardizes the safety of all, in particular children. Future League / Organization / Coach use of Town fields will be in jeopardy if this happens. In addition, if the inappropriate use requires additional maintenance to restore the field to safe conditions, costs to repair will be charged to the League / Organization.

As Nantucket considers making capital improvements to various playing field venues, it is critical to establish and adopt a field user policy to protect future improvements and to maintain desirable playing conditions. Even without new capital improvements, the policy is needed to help protect and improve current playing conditions at all playing venues. It takes considerable resources (city funds for labor, materials, equipment, etc.) to maintain fields at present. A field use policy would allow stakeholders to manage facilities better and to achieve better playing conditions as a result. Basic steps related to establishment of a field use policy in Nantucket may include the following:

- Designate the responsible staff who will implement and enforce the field use policy. This includes having a dedicated supervisor on for overtime on weekends and holidays. The estimated cost for this additional labor is \$6,000 per year for the athletic season.
- Review other similar policies used in surrounding towns.
- Meet with officials from nearby communities to determine strengths and weaknesses of their respective policies.
- Draft a field use policy that best meets the needs and desires that are unique to Nantucket.
- Review the draft policy with key constituents and stakeholders. Establish support and buy-in.

- Adopt the policy.
- Begin implementation of the policy. Widely circulate and publicize the policy.

### Field Use Policy Recommendations

It is important to note that the adoption of a clearly articulated, comprehensive field user policy in Nantucket is not the sole avenue to better playing field conditions. As mentioned throughout the feasibility study, conditions will only improve by:

- Earmarking additional funds through the annual budgeting process for additional public works and parks maintenance staff hires, materials and equipment such that basic improvements can be undertaken without the need to go through a costly and cumbersome public bidding process.
- At field facilities that require major refurbishment efforts, authorize capital expenditures to design, bid and construct the desired facilities. This might include the upgrading of existing facilities or the development of new facilities within undeveloped sections of existing field properties.
- It is evident that Nantucket has a shortage of fields. The conflicts and pressures are documented throughout this study. It is critical to establish new playing venues at other town-owned properties (developed or undeveloped) that are suitable for field development.

As old fields are refurbished and new fields are developed, the field user policy becomes a mechanism for protecting fields and to maintaining better playing conditions overall for all users.

The town should work with their consultants to prepare an operation and maintenance plan for the established and newly constructed turf fields, both synthetic and natural. In order to minimize adverse field conditions due to maintenance issues, as a general outline we recommend that all fields be maintained to the Sports Turf Managers Association (STMA) and Turf Magazine industry standards listed below.

**Beginning of Season Conditions:** The town should make every effort to begin each playing seasons with 100% turf coverage on the fields and well-groomed infields.

**Soil Testing:** Perform at least once every three to five years to determine nutrient deficiencies. This allows fertilization to be tailored to each field's individual needs.

**Fertilization:** As a rule of thumb, fertilizers should be applied mid-spring, early June, mid-September, late October, and mid to late December.

**Aeration:** Perform in late March to early April, after school is out in June, and in late August before fall school sports begin. Aeration reduces ground hardness and compaction of soil, allowing roots to breathe and grow more easily, and making turf more resilient for falling players. This is the single most important maintenance element. Without it, all others are futile.

**Mowing:** Perform twice a week March through October and as needed from October to November. Turf maintenance professionals emphasize that mowing schedules should not be reduced when fields are resting or otherwise inactive, as regular mowing helps to ensure thick and vigorous turf growth.

**Irrigation:** 1 inch per week.

**Lime:** As needed to maintain a pH of 6.0-6.7

**Seeding:** Weather conditions make August to mid-September the preferred time of year to seed field areas. The method of seeding (slice seeding, hand seeding, hydroseeding) can be determined to fit the condition and size of the field being restored.

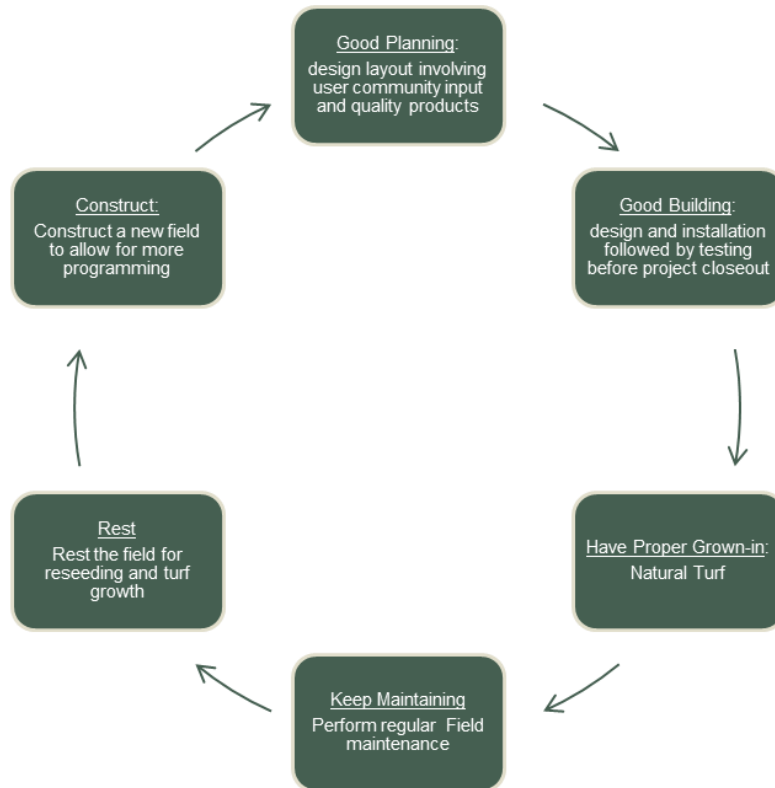
**Field Lining:** Before each game or as otherwise needed.

**Pest Control:** Any pest problems that are detected should be resolved using cultural practices. It is important to note that fields treated with pesticides must be taken out of play to avoid contact with players and children. This requires extra fields to accommodate relocated play. As part of the maintenance program and Integrated Pest Management (IPM) program should be developed.

**Excess Thatch Removal:** Performed in June when soil is dry.

**Rolling:** Perform three times per year when the ground is soft. This will help to keep playing surfaces from becoming inconsistent, uneven, and lumpy, and improve player safety.

The standards need to be codified into a written plan to govern maintenance operations that all field maintenance personnel use and reference. The plan should be supported by sufficient labor savings equipment to allow implementation of all aspects of the plan.



## FUNDING & ACTION PLAN

### Funding Approach & Opportunities

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to the study sites in Nantucket. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Town of Nantucket may aggressively pursue a variety of funding and implementation strategies that could include:

- **In-house Services-** Implement improvements making use of Town labor forces, materials and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area, driveway or sidewalk, clearing and grubbing in advance of a new field site capital project, refurbishment of a baseball infield or sections of a soccer field (goal mouths, center field areas etc.). As funding, materials, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead/diseased trees and the pruning of healthy trees around a field perimeter, the installation of player's benches, small bleacher systems, trash receptacles, limited fencing runs and signage are examples of the types of minor enhancements that can be provided using Town forces and materials.
- **Donations/Corporate Sponsorships/Community Build-** Implement improvements for projects through a variety of means that might include construction of a field or ancillary facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large in-town development). In certain cases, improvements can also be undertaken by contractors looking to donate services, equipment or materials. The supply of volunteer labor, available through regional corporate initiatives such as Timberland's Path of Service program, can also assist with smaller improvement projects.
- **Traditional Public Bidding-** Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder. Projects typically range from small (approximately \$50,000 minimum) to very large (multi-million dollars).

### Partnerships

Partnerships can also play an important role in the overall plan to improve, manage and maintain park properties. As an example, in many surrounding towns there are numerous privately managed sports leagues with impressive track records for supporting certain maintenance and capital improvement initiatives for numerous facilities. Communities are increasingly relying on public/private partnerships to create facilities and the desired playing conditions needed to support sports programming.

Seacoast United and USA Training Centers are two rapidly growing enterprises in the private sports league market. Focused primarily on soccer, baseball, and softball. As these companies look to expand and reach a greater percentage of youths in the region, there may be the opportunity to partner on field amenities and improvements. Although this model would be new to Nantucket, such an approach could accelerate improvements while offering patrons a local alternative over traveling to other sites in the state.

### Funding Alternatives

For initial consideration, a number of potential funding sources have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construction process. The alternative funding sources are as follows:

- **U.S. Soccer Foundation-** The U.S. Soccer Foundation has awarded grants to over 600 non-profit organizations since 1995. They support soccer programs and field building initiatives in the U.S. with a goal of promoting more active, healthier, and safer communities. Two types of grants are awarded each year. The first grant is called *Safe Places to Play* which assists the grantees with synthetic turf fields, lighting, irrigation, and sports courts. The

second is called a *Program Grant* which assists with equipment and operating costs. Visit <http://www.ussoccerfoundation.org/> for further information and requirements of each grant.

- **Land & Water Conservation Fund-** In the past 40 years, LWCF has approved over 40,000 grants to states and localities, with over 26,000 of them awarded for development of recreation facilities. LWCF grants could cover up to 50% of the total project- related costs for public outdoor recreation and for fulfilling the program's planning requirements. Visit <http://www.nps.gov/lwcf/index.htm> for information on the planning requirements.
- **The Baseball Tomorrow Fund-** BTF awards an average of 55 grants per year averaging more than \$1.8 million annually. Their mission is to promote and enhance youth participation in baseball and softball. They fund programs, renovations and construction of baseball and softball fields, equipment and other selected program expenses. For more information on the fund and application process, visit [http://web.mlbcommunity.org/index.jsp?content=programs&program=baseball\\_tomorrow\\_fund](http://web.mlbcommunity.org/index.jsp?content=programs&program=baseball_tomorrow_fund).
- **United States Tennis Association-** USTA's mission is to promote and develop the growth of tennis. In order to follow this mission, they have developed a USTA Facility Assistance program. They assist grantees with anywhere from tennis court repairs to new construction. For further requirements and details, visit [http://www.usta.com/About-USTA/Tennis-in-the-Parks/Tennis\\_In\\_The\\_Parks/](http://www.usta.com/About-USTA/Tennis-in-the-Parks/Tennis_In_The_Parks/).

## Action Plan and Summary of High Priority Initiatives

### Implementation Strategies

Outlined below is the suggested action plan or implementation strategy list in priority order for the facilities, as discussed during the master planning process. The level of implementation for each effort will greatly depend on available funding and the requirements of the funding source. This suggested strategy allows for the least amount of disruption during the construction processes. All proposed improvements should be in accordance with the preferred master plan for each site. All other improvements identified are lower priority and could be added as budget allows, added if dedicated donor funds become available or added in future phases.

1. Improve the turf quality at two or three properties to allow for increased programming so that a field can be taken off-line for complete reconstruction.
2. Construct the following programs, one or two per year until complete, as a new field is brought "on-line" start the reconstruction of another field, subsequently repeat the process.
3. Provide capital budget for maintenance of these improvements and existing facilities as indicated in the Field Use Policy & Maintenance section of this Strategic Plan. We have provided an estimated cost for maintenance of the elements in each phase. This budget may include subcontracting the work or providing the services in-house. The Town and Regional Schools can anticipate that approximately 30% of the budget will be for labor and 70% will be for materials and equipment.

It is recommended that the Town embark on a three-park improvement project based on the priorities of implementing the master plan. If a new athletic field (synthetic turf or natural turf) is constructed first at Nobadeer field, this would allow for the movement of the programs from the rectangular field activities at Delta Fields. After this programming is relocated, new softball and little league fields can be constructed at Delta Fields. This would allow for the softball programming to be moved from Tom Nevers Park and allow for the improvements there to commence and eventually be replaced by much needed rectangular play fields.

### Nobadeer Athletic Complex

- Install a new enlarged synthetic turf field as scheduling allows.
- Construct the proposed parking areas.

#### Delta Fields

- Re-layout baseball fields and add two extra softball fields.
- Add playground area and pedestrian trails.
- Connection to Bike path.
- Expand parking areas.

#### Tom Nevers Park

- Phase 1 improvements will include, new playground, parking area with basketball courts, beach access and bank stabilization.
- Improve drainage and erosion on site.
- Remediate soil and sand from debris and other harmful objects.
- Re-layout the park to enhance the community usage with new activities and new facilities.

#### Future Projects

##### Jetties Beach:

- Renovate or construct a new building facility.
- Renovate parking areas.
- Provide a new children's playground.
- Add additional facilities and amenities for tennis.

##### Fisherman's Beach

- Add viewing terraces and vegetation.
- Make beach Access ADA accessible.
- Add restrooms facilities and storage rooms.
- Improve parking area.

##### Consue Springs

- Improve water quality.
- Add pedestrian trails along the Pond with viewing terraces and gathering spaces.

#### Additional Improvements through the facilities

- Water Fountains with a bottle refill station.
- Bathroom Facilities.
- Solar trash receptacles.
- Enhance access points with signage.
- Resiliency and sustainability approach at all site to make facilities/amenities more durable to the island's climate and increased flooding/erosion.
- Make other improvements to pathways, buildings, and other facilities to be ADA compliance.

## APPENDIX

- Appendix A | Field Usage Matrix
- Appendix B | Existing & Proposed Site Plans
- Appendix C | Public Outreach Meetings Sign in Sheets
- Appendix D | Allowable Activities on Public Beaches and Parks
- Appendix E | Nantucket Beach Permitting Authority List
- Appendix F | Nantucket Bike Routes
- Appendix G | Nantucket Regional Transit Authority Bus Routes

## Appendix A | Field Usage Matrix

Recreation Facilities Study - Facility Use Matrix

Nantucket, Massachusetts  
12/27/2018

			Spring		Summer		Fall		Yearly Totals		Recommended
Site	Field Type	Type / Use	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours
Nobadeer Athletic Complex	Synthetic Turf Field	Nantucket Soccer Club Soccer	563	350	140		271				
		Nantucket Youth-Lacrosse	313	100							
		Soccer Plus			30						
		Summer Soccer League			18						
		Total Usage	875	450	188	0	271	0	1334	450	2000
	North Grass Playing Field	Nantucket Soccer Club-Soccer	631				309				
		Total Usage	631	0	0	0	309	0	940	0	500
	South Grass Playing Field	Nantucket Soccer Club-Soccer	631		28		309				
		Total Usage	631	0	28	0	309	0	968	0	500

			Spring		Summer		Fall		Yearly Totals		Recommended
Site	Field Type	Type / Use	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours
Delta Fields	Delta Upper Grass Playing Field	Nantucket Youth Lacrosse	518								
		Nantucket Disk Golf			24						
		FOGLAX			45						
		Primetime Lacrosse			16						
		Total Usage	518	0	85	0	0	0	603	0	500
	Lower Grass Playing Field	Nantucket Youth- Lacrosse	518								
		Miller Lacrosse			10						
		Strong Wings			6						
		Total Usage	518	0	16	0	0	0	534	0	500
	Upper Baseball Playing Field	Nantucket Little League	416	50			97				
		Total Usage	416	50	0	0	97	0	513	50	500
	Lower Baseball Playing Field	Nantucket Little League	416				97				
		Building Up Sports Academy			24						
		Total Usage	416	0	24	0	97	0	537	0	500

			Spring		Summer		Fall		Yearly Totals		Recommended
Site	Field Type	Type / Use	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours	Athletes	Hours
Jetties Beach	Tennis Courts	Tennis Club	120	40	549		549				
		Total Usage	120	40	549	0	549	0	1218	40	

- ADDITIONAL NOTES
- Usage does not reflect weather/holiday cancellations.
  - Dusk/dark hour was assumed using the NOAA Solar Calculator.
  - Spring seasons pertain to each organization as follows:

Nantucket Soccer Club- February 24-June 24

Nantucket Youth Lacrosse- March 19- June 20

Nantucket Little League- April 23- June 23
  - The Summer season runs from July 2- August 24.
  - The Fall season runs from September 9th- December X.

## Appendix B | Existing & Proposed Site Plans

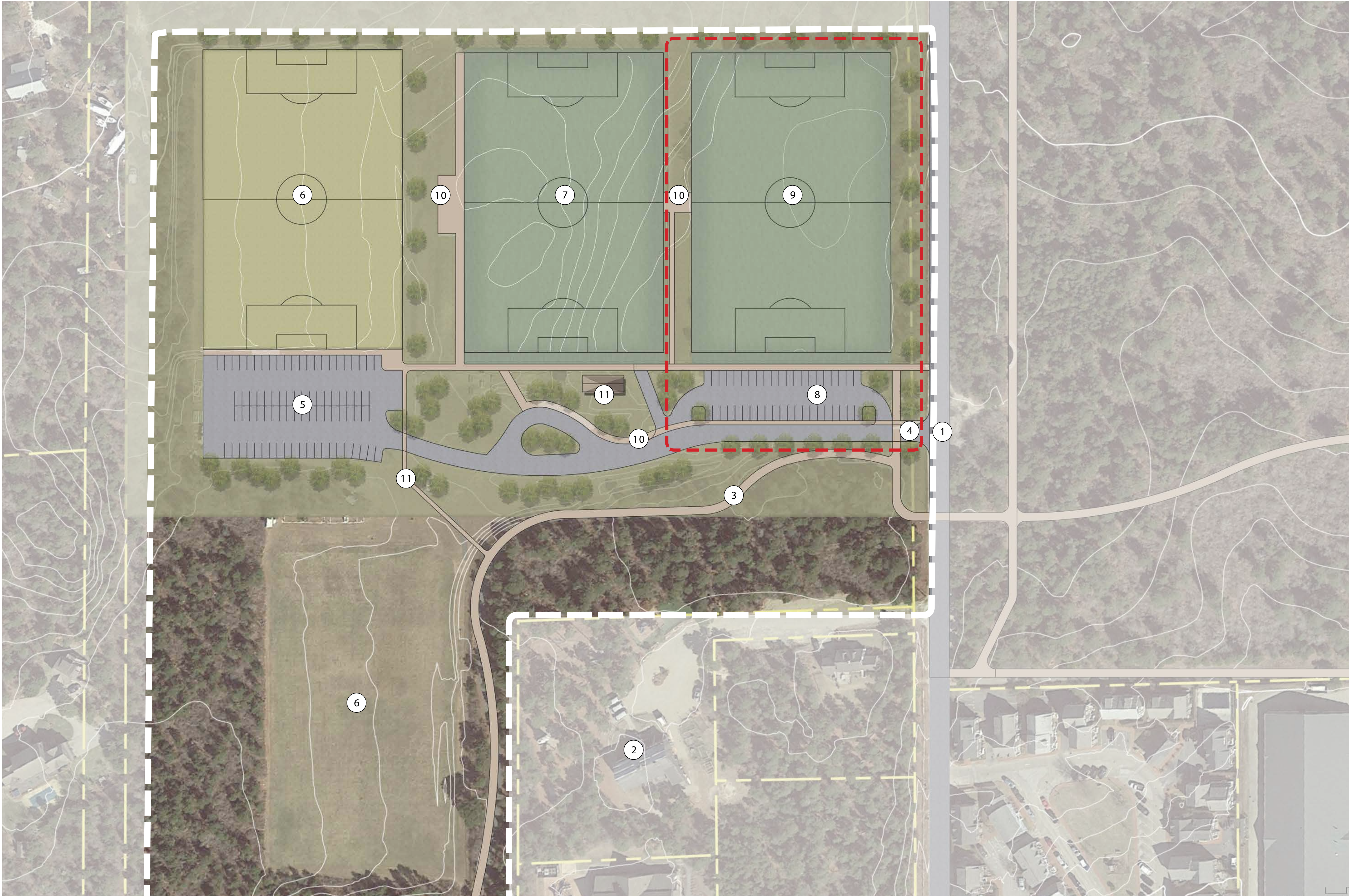
NOBADEER ATHLETIC COMPLEX | EXISTING



- LEGEND
- 1 NOBADEER FARM ROAD
  - 2 ADJACENT RESIDENCE
  - 3 NOBADEER FARM RD BIKE PATH
  - 4 VEHICULAR ACCESS
  - 5 PARKING LOT
  - 6 EXISTING SOCCER FIELD
  - 7 EXISTING SYNTHETIC FIELD



NOBADEER ATHLETIC COMPLEX | PHASE 1



- LEGEND
- 1 NOBADEER FARM ROAD
  - 2 ADJACENT RESIDENCE
  - 3 NOBADEER FARM RD BIKE PATH
  - 4 VEHICULAR ACCESS
  - 5 PARKING LOT
  - 6 EXISTING SOCCER FIELD
  - 7 EXISTING SYNTHETIC FIELD
  - 8 PARKING EXTENSION
  - 9 SYNTHETIC FIELD
  - 10 PEDESTRIAN WALKWAY
  - 11 STORAGE | WC



DELTA FIELDS | EXISTING

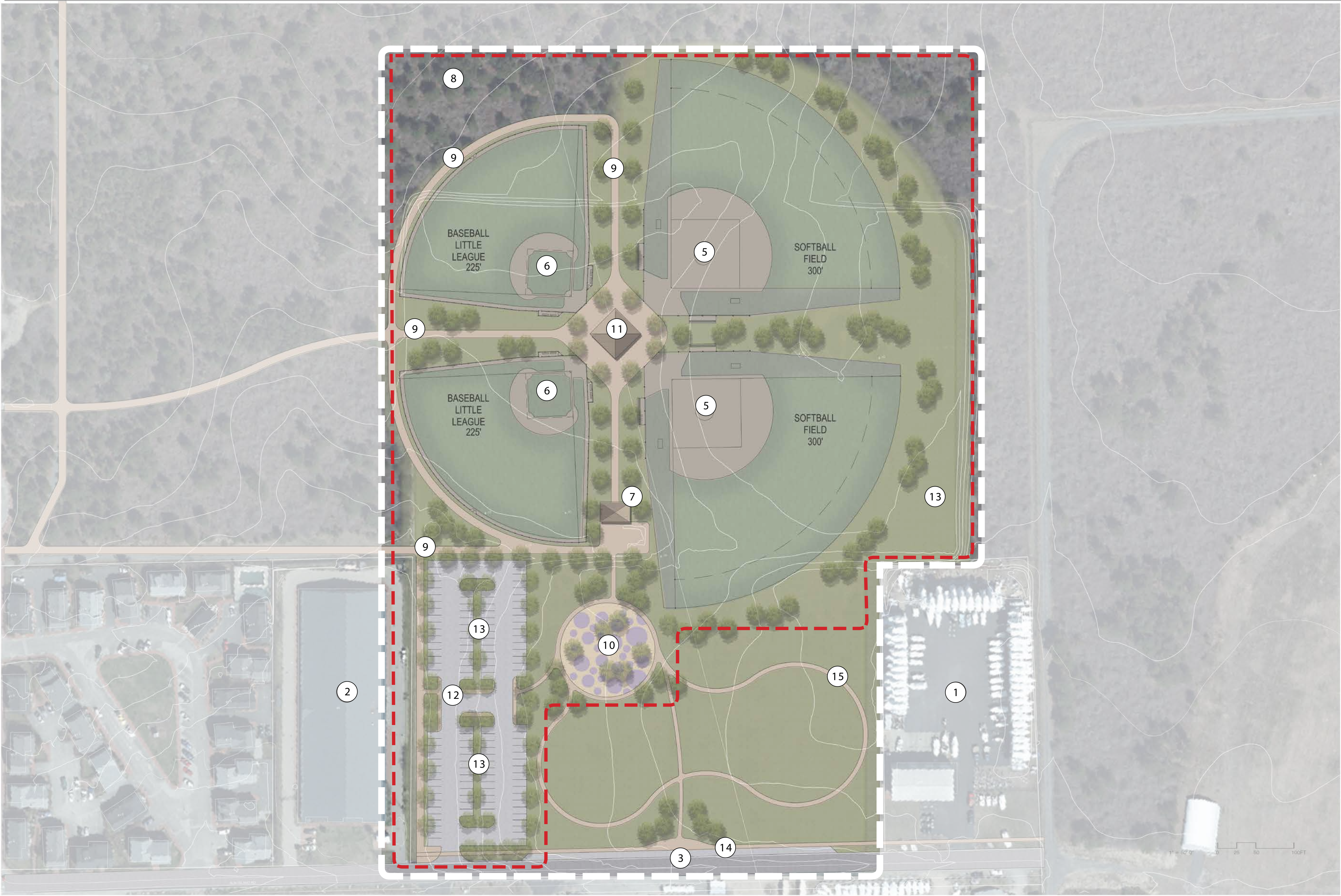


- LEGEND
- 1 NANTUCKET MARINE
  - 2 NANTUCKET STORAGE CENTER
  - 3 SUN ISLAND ROAD
  - 4 EXISTING BASEBALL FIELD
  - 5 EXISTING LACROSSE FIELD
  - 6 EXISTING PARKING LOT
  - 7 EXISTING STORAGE BLDG.
  - 8 GROOVES
  - 9 BIKE LANE & TRAILS



NANTUCKET, MA  
PARKS AND RECREATION MASTER PLAN  
NOVEMBER 2019





- LEGEND
- 1 NANTUCKET MARINE
  - 2 NANTUCKET STORAGE CENTER
  - 3 SUN ISLAND ROAD
  - 4 EXISTING BASEBALL FIELD
  - 5 SOFTBALL FIELD
  - 6 BASEBALL FIELD
  - 7 EXISTING STORAGE BLG.
  - 8 GROVES
  - 9 BIKE LANE & TRAILS
  - 10 PLAYGROUND
  - 11 PAVILION & PLAZA
  - 12 PARKING LOT EXPANSION
  - 13 BIOSWALE
  - 14 STREET PARKING
  - 15 TRAIL



TOM NEVERS PARK | EXISTING



- LEGEND
- 1 VEHICULAR ACCESS
  - 2 PARKING LOT
  - 3 BUNKER
  - 4 PLAYGROUND
  - 5 EXISTING BUILDING
  - 6 SOFTBALL FIELD
  - 7 BASEBALL FIELD
  - 8 DIRT BIKE TRACK
  - 9 MIX USE OPEN PAVEMENT
  - 10 HOUSING AUTHORITY
  - 11 CONSERVATION FOUNDATION
  - 12 LAND BANK
  - 13 RESIDENTIAL PROPERTY
  - 14 BEACH
  - 15 DEMOLITION DERBY
  - 16 FAIR GROUND



SCALE: 1"=20'

0' 10' 20' 40'



NANTUCKET, MA  
PARKS AND RECREATION MASTER PLAN  
NOVEMBER 2019



TOM NEVERS PARK | PHASE 1



- LEGEND
- 1 VEHICULAR ACCESS
  - 2 ENTRY GATE
  - 3 PARKING LOT + BIOSWALE
  - 4 OVERFLOW PARKING
  - 5 JFK MUSEUM
  - 6 MAIN CORRIDOR
  - 7 PLAYGROUND
  - 8 RENOVATED BUILDING
  - 9 TENNIS COURT
  - 10 SOCCER FIELD ( FULL, U12, U14)
  - 11 SHADE | STORAGE | WC
  - 12 BASKETBALL COURT
  - 13 FAIR GROUNDS
  - 14 ROTARY - STREET END
  - 15 PAVILION
  - 16 BUFFER | DUNES
  - 17 REPLENISH BEACH
  - 18 ADA BEACH ACCESS MATT
  - 19 EMERGENCY ACCESS



SCALE: 1"=20'

0' 10' 20' 40'



NANTUCKET, MA

PARKS AND RECREATION MASTER PLAN

NOVEMBER 2019





SCALE: 1"=20'  
0' 10' 20' 40'



NANTUCKET, MA  
PARKS AND RECREATION MASTER PLAN  
NOVEMBER 2019



FISHERMAN'S BEACH | EXISTING



- LEGEND
- 1 NONANTUM AVE
  - 2 ADJACENT RESIDENCE
  - 3 EXISTING PARKING
  - 4 PEDESTRIAN TRAIL
  - 5 BEACH ACCESS
  - 6 DUNES
  - 7 BEACH



SCALE: 1"=20'

0' 10' 20' 40'



NANTUCKET, MA

PARKS AND RECREATION MASTER PLAN

NOVEMBER 2019



FISHERMAN'S BEACH | SCHEME



- LEGEND
- 1 NONANTUM AVE
  - 2 ADJACENT RESIDENCE
  - 3 PARKING (34 SPACES)
  - 4 PLAZA
  - 5 PUBLIC RESTROOMS
  - 6 VIEW DECK
  - 7 ADA TRAIL
  - 8 DROP-OFF
  - 9 DUNES
  - 10 BEACH ACCESS
  - 11 BEACH



SCALE: 1"=20'

0' 10' 20' 40'



NANTUCKET, MA

PARKS AND RECREATION MASTER PLAN

NOVEMBER 2019



CONSUE SPRINGS | EXISTING



- LEGEND
- 1 GOOSE POND
  - 2 GOOSE POND TRAIL
  - 3 UNION ST
  - 4 WASHINGTON ST EXTENSION
  - 5 GATE
  - 6 GARDEN TERRACE
  - 7 HISTORICAL HOUSE



SCALE: 1"=20'

0' 10' 20' 40'



CONSUE SPRINGS | SCHEME



- LEGEND
- 1 GOOSE POND
  - 2 GOOSE POND TRAIL
  - 3 UNION ST
  - 4 WASHINGTON ST EXTENSION
  - 5 GATE
  - 6 GARDEN TERRACE
  - 7 HISTORICAL HOUSE
  - 8 PEDESTRIAN TRAIL
  - 9 SHADE STRUCTURE
  - 10 SHADE TREES
  - 11 GARDEN TERRACE/BENCH



## Appendix C | Public Outreach Meetings Sign in Sheets

# Recreation + Parks Meeting

## 11/15/18

MEETING #1

Name	E-mail or Telephone #
Carl Jean Butler	cjbutler76@gmail.com
DIX SHEVALIER	dixshevalier@yahoo
Laurie Gilmore	lauriegilmour@yahoo
Dual & Penny Macintyre	dualmacintyre@comcast
Tracy Roberts	RobertsT@npsk.org
Blair Jannelle	jannelleb@npsk.org
Amy Baxter	abaxter@police.nantucket-ma
Rich Brannigan II	nantucketsooccer@comcast.net
Zhe Cheng	czhe7625@gmail.com
Brian Bushard	bbushard@npsk.com
Larry LeCain	L. LeCain@Gmail.com
Annie Mendelsohn	Box 1201 Nantucket
DIANA BROWN	DIANA@NANTUCKETSAILING.ORG
Judy Zurheide	JBZ922@hotmail
Jesse Dutra	jesse@waterscapestudies.org
Kerryann Leddy	KerryannLeddy@gmail.com
RANGELISA@aol.com	LISA RANDE
Hadley Dutra	hadleydutra@gmail.com

Mike Burns

mburns@nantucket.ma

Michelle Keeter

michelle@tileroom  
nantucket.com

MEETING #2

January 17, 2019

Recreation + Parks Master Plan Meeting

Name/AffiliationE-Mail Address

Rich Turkel

RTURK@NANTUCKETLAND  
company.com

Richard BRANNIGAN

RUDDER287@COMCAST.<sup>NET</sup>

Dual Macintyre

dualmacintyre@comcast.net

Mary Longacre

ML@MARYLONGACRE.COM

Stephen Zarceneaux

zarceneaux@nantucket-ma.gov

Granas Karttunen

karttu@comcast.  
net

Liz Trillos

JEWELLRSTYR@COMCAST.NET

Dylan Wallace

nantucketnative@gmail

JUNE 6, 2019

MEETING #3

Name	Address/Affiliation	E-Mail
Louis Beierle	5 Wrights Landing	louis.beierle@gmail.com
Cheryl Emery		CherylEmery@hotmail.com 508-280-7745
Tina Hoskins	24 Kendeckle St.	508-288-9228
Blaire Jannelle		jannelleb@npsk.org
Lisa Rance McKechnie		roncelisa@aol.com
Annie Mendelsohn		Box 1201 02554
Kelly Emery		Kellyemusic@gmail.com
VAUGHAN MACHADO		Vaughan.MACHADO@COMCAST.NET
Kristie Ferrantella		Kferrantella@nantucket-ma.gov
Hadley Dutra		hadleydutra@gmail.com
Jesse Dutra		Jesse@NANTUCKETPOOLS.COM
Margaret Vento		mcvento@gmail.com
Mary Longacre		ML@MARYLONGACRE.COM
Judy Zurheide		JB2922@hotmail.com
GRAEME DUROVICH		GRAEME16@UW.ILS
Carol Jean Butler		cjbutler76@gmail.com

## Appendix D | Allowable Activities on Public Beaches and Parks



**Town of Nantucket:**  
*Allowable Activities on  
Public Beaches and Parks*  
*Edited March 2018*

**CHILDREN'S BEACH**

- **COMMERCIAL ACTIVITIES:** Very Limited as follows:
  - 'Low Impact' Classes, i.e. Yoga.
  - Locations: Bandstand and grass area – can not block access to park/beach.
- **EVENTS:** Limited as follows:
  - Reoccurring Approved Community Events (Maritime Festival) and activities open to the public.
  - Organized activities through Department of Culture and Tourism.
  - Birthday parties allowed 9:00 am – 12:00 noon and can not block access to park/beach.
  - No outside food vendors allowed without prior consent from current Concessionaire.
  - Any and all activities to be reviewed and approved by Parks and Rec Commission and Town of Nantucket Events **Workgroup**.
- **ALCOHOL:** Not allowed under any circumstances.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

**SURFSIDE**

- **COMMERCIAL ACTIVITIES:** Only as follows:
  - Existing Concession Contract with Bid Process every 5 years.
  - Limited 'Low Impact' Businesses.
- **EVENTS:** Limited as follows:
  - Special Events by permit only.
  - **Events with over 75 participants require review and approval by Select Board and / or their designee(s).**
  - 5:00 pm – 10:00 pm; June – Sept.
- **ALCOHOL:** Not allowed except with a permit for a special event.
  - ~~Events within 'Described Premises' of Surfside Concession under State and Local regulations of Liquor License.~~
- **MOBILE FOOD TRUCKS:** No outside food vendors allowed, exclusive rights awarded to concessionaire.

**JETTIES BEACH**

- **COMMERCIAL ACTIVITIES:** Only as follows:
  - Existing Concession Contract with Bid Process every 5 years.
  - Existing License with Community Sailing.
- **EVENTS:** Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – Sept.
  - Group activities with special permission/permits. (i.e. Sandcastle Contest; Charity Volleyball Tournament).
  - Any and all activities to be reviewed and approved by Parks and Rec Commission, current concessionaire, **Town of Nantucket Events Workgroup**, Select Board and / or their designee.
- **ALCOHOL:** Not Allowed except with a permit for a special event.
  - Events within 'Described Premises' of current Concession under State and Local regulations of Liquor License.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

**TOM NEVERS PARK**

- **COMMERCIAL ACTIVITIES:** Not Allowed.
- **EVENTS:** Limited as follows:
  - Reoccurring Approved Community Events (Island Fair/FONPS DRIVE-IN).
  - Limited Special Events by permit only.
  - Organized activities through Community School.
  - Any and all activities to be reviewed and approved by Town Administration and / or their designee(s).
- **ALCOHOL:** Not allowed except with a permit for a special event.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

## **CODFISH PARK**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **DELTA FIELDS/SKATE PARKS/NOBADEER FIELDS**

- By Permission Only

## **DIONIS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **FISHERMANS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - Events with over 75 participants require review and approval by Select Board and / or their designee(s).
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not allowed except with a permit for a special event.
- MOBILE FOOD TRUCKS: Not Allowed.

## **FRANCIS STREET BEACH**

- COMMERCIAL ACTIVITIES: Only as follows:
  - Kayak/Paddleboard/Water Sports with Contract Bid every 5 years.
  - No Camps.
- ~~EVENTS: Not allowed. Very Limited with Permit.~~
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **LOW BEACH**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - Events with over 75 participants require review and approval by Select Board and / or their designee(s).
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not Allowed except with a permit for a special event.
- MOBILE FOOD TRUCKS: Not Allowed.

## **MADAKET**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - Events with over 75 participants require review and approval by Select Board and or their designee(s).
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not Allowed except with a permit for a special event.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **MIACOMET (East)**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - Events with over 75 participants require review and approval by Select Board and or their designee(s).
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not allowed except with permit for special event.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **SEWER BEDS/POINT BREAKERS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **WASHINGTON STREET EXTENSION**

- COMMERCIAL ACTIVITIES: Access to Water only. No Stationary Activity or Business.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## Appendix E | Nantucket Beach Permitting Authority List

## NANTUCKET BEACH PERMITTING AUTHORITY LIST

Permitting Authority	Approval Procedures	Properties
<a href="#">Town of Nantucket</a> (Select Board)	Fill out a Town of Nantucket <a href="#">Special Event Application</a>  Details regarding allowable activities can be found in the <a href="#">beach allowable activity list</a> .	Children's Beach Dionis Beach / Swimming Area Fishermen's Beach Francis Street Beach Jetties Beach Low Beach (Sconset) Miacomet Beach (East Side) Sconset Beach Smith's Point South Shore (Sewer Beds) Surfside Beach <b>Tom Nevers</b>
<a href="#">Nantucket Land Bank</a>	Contact Jesse Bell to receive written permission. 508-228-7240, <a href="mailto:assistdirector@nantucketlandbank.org">assistdirector@nantucketlandbank.org</a> Commission meets second and fourth Tuesday to review applications.  To report an issue with regard to Land Bank property that requires immediate attention, call 508-228-7240.	40 <sup>th</sup> Pole Beach (sharing with private owner) Cisco Beach Codfish Park Ladies Beach <b>Madaquecham Beach (#)</b> Miacomet Beach & Parking Lot (West Side) Pebble Beach (Tom Nevers) Quidnet Beach (sharing with Private Owner & Audubon) <b>Settler's Landing (Madaket Harbor)</b> <b>Surfside Beaches (Western Ave, Stones, Footsteps)</b> <b>Water Tower Beach</b>
<a href="#">Nantucket Conservation Foundation</a>	Contact Nantucket Conservation Foundation and receive written permission 508-228-2884.	Eel Point Hummock Pond <b>Madequecham Beach and Tom Nevers</b> Warrens Landing
<a href="#">Nantucket Memorial Airport</a>	Contact Janine Torres to receive written permission. 508-325-5303, email: <a href="mailto:jtorres@nantucketairport.com">jtorres@nantucketairport.com</a>	Nobadeer Beach
<a href="#">United States Coast Guard</a>	Contact Station Brant Point and receive written permission. No commercial activity is allowed on Federal Property.	Brant Point

## Appendix F | Nantucket Bike Routes

# Nantucket Multi-Use Paths

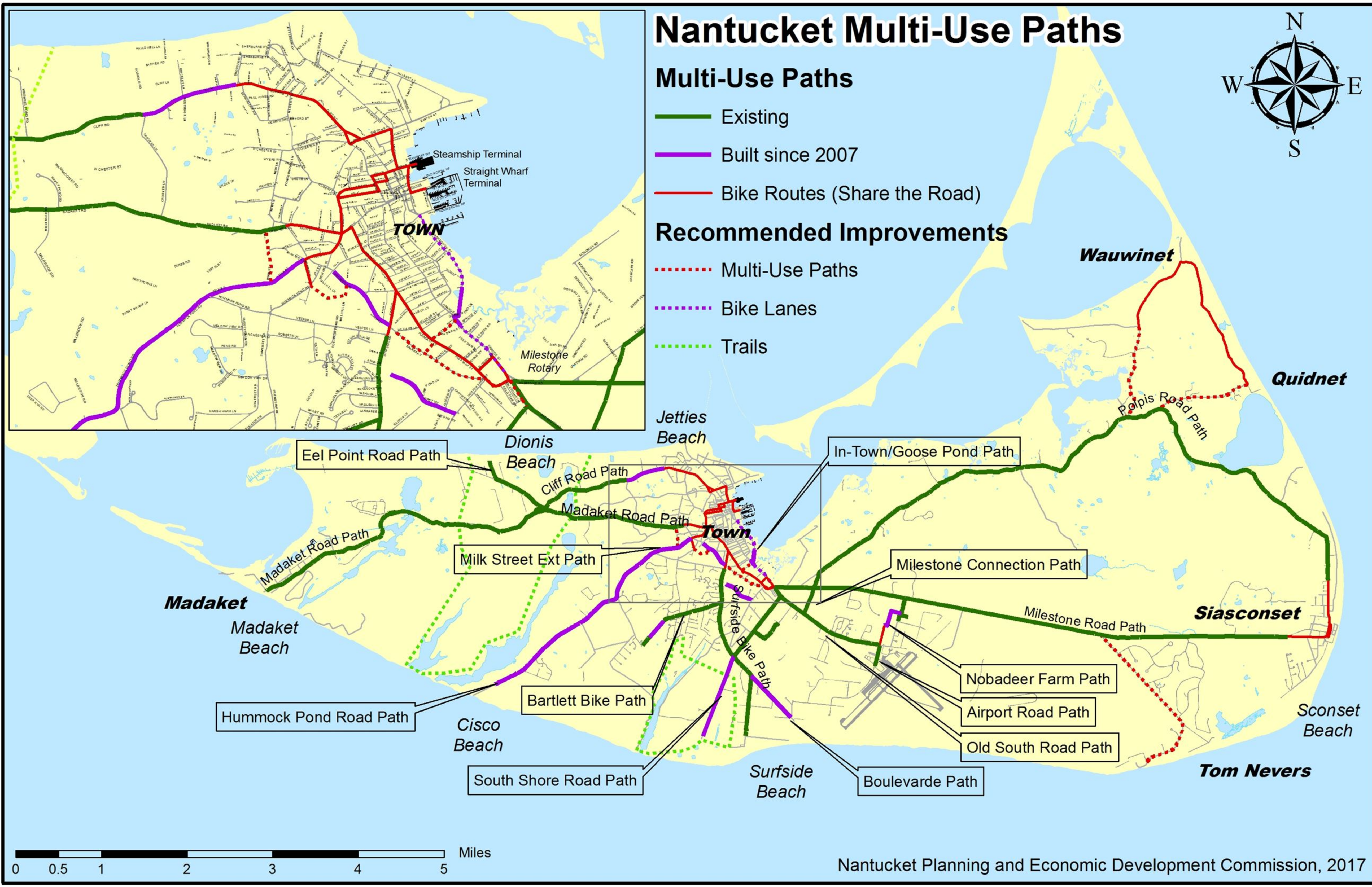


## Multi-Use Paths

- Existing
- Built since 2007
- Bike Routes (Share the Road)

## Recommended Improvements

- Multi-Use Paths
- Bike Lanes
- Trails



## Appendix G | Nantucket Regional Transit Authority Bus Routes

**Bus Routes**

Airport Route  
Jetties Beach  
Madaket  
Miacomet Loop  
Mid-Island Loop  
Sconset via Milestone Road  
Sconset via Old South Road  
Sconset via Polpis Road  
Surfside Beach

**Taxi Information**

**Walking Areas**

**Bike Paths**

